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URBIS

192 FERGUSON STREET, GLENN INNES

Statement of Environmental Effects

Prepared for
NSW CROWN LANDS
June 2025

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Alaine Roff
Associate Director	Holly McNamara
Senior Consultant	Andrew Lee
Assistant Planner	Cameron Landy
Project Code	P0050581
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Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

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1. INTRODUCTION

This Statement of Environmental Effects (**SEE**) has been prepared on behalf of NSW Crown Lands (**Crown Lands**) in support of a Development Application (**DA**) for demolition works at 192 Ferguson Street, Glen Innes (the **site**). The site is located on Ngoorabul/Ngarabal Country.

The DA seeks approval for the demolition of the existing structures at the site including the main cottage building and ancillary timber fence and gates facing Ferguson Street/Gwydir Highway and Lambeth Street at the south and east boundaries. The existing cottage building is affected by extensive fire damage which has caused the loss and collapse to the weatherboards, roofing, and framing across the western end of the cottage. The fire damage has rendered the cottage building structurally unsound and unsafe for occupancy. The demolition of the existing building is necessitated by pressing public safety and anti-social behaviour concerns due to the structure's deteriorating condition.

Additionally, the site is subject to a land claim by the New South Wales Aboriginal Land Council (**NSWALC**). The NSWALC's primary objective is to return land to its rightful custodians, and this DA seeks to facilitate the demolition of the existing unsafe structures, so that the transfer of the land is not unduly burdened.

It is acknowledged that the existing building is a locally heritage listed "Cottage" building and the heritage significance of the existing building, while diminished, should be respected. Crown Lands is committed to working with Council through the DA process to agree on an interpretation that is respectful in acknowledging the site's history and does not place any unacceptable burdens on future landholders. We are open to ongoing discussions with Council to work through this matter.

The proposed works have an estimated cost of \$295,172 and development consent is sought in accordance with Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

This SEE:

- describes the site and proposed development,
- provides an assessment of the proposal against the relevant matters for consideration under section 4.15 of the EP&A Act 1979,
- explains the likely impacts of the proposed development on the natural and built environment, and
- outlines how these impacts are proposed to be reduced or mitigated.

The SEE should be read together with the architectural plans and supporting documentation submitted with the DA under separate cover as follows.

Table 1 Supporting Documentation

Title	Prepared By
Architectural Drawings	Local Government Engineering Services
Cost Estimate Report (Demolition)	Berco Consulting
Cost Estimate Report (Restoration)	Berco Consulting
Heritage Impact Statement	Urbis
Structural Assessment	AC Been
Preliminary Site Investigation	Neo Consulting
Asbestos Materials Assessment	Aurecon
Demolition and Waste Management Methodology	Crown Lands

2. SITE CONTEXT

2.1. SITE DESCRIPTION

The subject site is located within the Local Government Area (**LGA**) of Glen Innes Severn Shire Council. The site is legally described as Lot 1 in Deposited Plan 758447. The site is situated on Ngoorabul/Ngarabal land.

The site is located on the main road leading from Glen Innes to Inverell on the corner of Ferguson Street/Gwydir Highway and Lambeth Street and is surrounded by residential and commercial uses as part of the Glen Innes town centre. The site accommodates a heavily fire damaged Federation Bungalow cottage building.

The key features of the site are summarised in the following table.

Table 2 Site Description

Feature	Description
Street Address	192 Ferguson Street, Glen Innes
Legal Description	Lot 1 Section 31 Deposited Plan 758447
Site Zoning	R1 General Residential
Site Topography	The site is relatively flat, owing to the flat topography of the Northern Tablelands.
Vegetation	The site has trees and shrubs planted along the western and northern boundaries, three larger trees standing alone in the back yard, ornamental vines hanging upon the eastern property boundary fence and two shrubs in the front yard.
Hydrology	The site is not affected by significant regional flood affectation or significant local overland flow paths for events up to the 1% AEP event.

Figure 1 Aerial Site Photograph



Source: Nearmap (2025)

2.2. EXISTING DEVELOPMENT

The site accommodates a heavily fire damaged Federation Bungalow, constructed in the late 20th century. The building served as cottage homes for the Indigent Poor and later as an alms-house from 1897.

From the mid-20th century onwards, the cottage transitioned into residential homes with a dividing partition wall separating the building to two separate residences at the left (east) and right (west) dual occupancy.

The dual occupancy building has a U-shaped building layout plan with pitched roofs with twin gables at the front and hips at the rear, an enclosed verandah at the front, and a series of small annex rooms at the rear. There is also a timber picket fence which perimeters the site to the east and south, facing Ferguson Street/Gwydir Highway and Lambeth Street. The fence is decaying with the one side of double gate on Gwydir Highway frontage damaged and off its hinges.

The western residence is badly fire damaged, with all internal floor, wall and ceiling finishes as well as door and window framing charred or smoke damaged, several parts of the ceiling have collapsed and some studs, rafters and roof battens are either damaged or completely burned away. Some exterior weatherboard and roofing is also heavily damaged and completely collapsed in some areas. There is also some minor collapse of the perimeter sub-floor walls under the walls and fireplaces. Additionally, some weatherboards, timber trims, floorboards and floor framing across the existing building have been subject to decay and charring. The interior of the west-side of the building is significantly fire damaged and while the interior of the east-side of the building (other side of the partition wall) isn't subject to the same extent of fire damage, it is currently in a state of decay.

The currently vacant lot to the west, 186 Ferguson Street, Glen Innes historically accommodated a neighbouring, paired cottage. The pair of cottages were constructed in the same size and shape, however, the adjacent cottage was destroyed by fire and the neighbouring site has since been vacant.

Figure 2 Site Photos



Picture 1 South-west facing cottage

Source: Crown Lands, 2023



Picture 2 West facing cottage

Source: Crown Lands, 2023



Picture 3 South facing fence

Source: Crown Lands, 2023



Picture 4 South and East facing fence

Source: Google Maps, 2022



Picture 5 West interior

Source: Alex Been, 2024



Picture 6 West interior

Source: Alex Been, 2024



Picture 7 West interior

Source: Alex Been, 2024



Picture 8 East interior

Source: Alex Been, 2024

2.3. LOCALITY CONTEXT

The site is located in the town of Glenn Innes on the main road leading from Glen Innes to Inverell on the corner of Ferguson Street/Gwydir Highway and Lambeth Street and is surrounded by residential and commercial uses as part of the Glen Innes town centre.

Glen Innes is a parish and town on the Northern Tablelands, in the New England region of New South Wales. The site is situated on Ferguson Street, which makes up the section of the Gwydir Highway that passes through Glen Innes and is the main east-west thoroughfare through the town, providing connections to Inverell in the west and Grafton in the east. The surrounding area is predominantly residential, mostly

consisting of one-storey dwellings. Local pubs, restaurants, petrol stations and stores are also located within the area, with a BP petrol station and hardware store located to the east of the site. The site is located within a mixed-character area, consisting primarily of pre-1960s houses, as well as later development houses and commercial buildings.

The surrounding development includes:

- North: comprised of mostly low-density residential development, a retirement village, and the disused Main Northern Railway line.
- South: directly to the south of the site lies a motorcycle dealer, the Glen Innes Fire Control centre, and the state heritage listed but disused Glen Innes Railway Station.
- East: comprised residential development, a petrol station and hardware store. Further beyond lies the town centre of Glen Innes, including Glen Innes District Hospital, Anzac Park, tennis courts and a dog park. Rocky Ponds Creek runs through the town, travelling north-to south, located approx. 500m to the east.
- West: 186 Ferguson Street, where the twin heritage building once stood. Further west lies the periphery of the town proper and contains a mixture of residential and commercial uses along Ferguson Street and Glen Innes Racecourse.

Figure 3 Aerial view of site, with surrounding context



Source: Nearmap (2025)

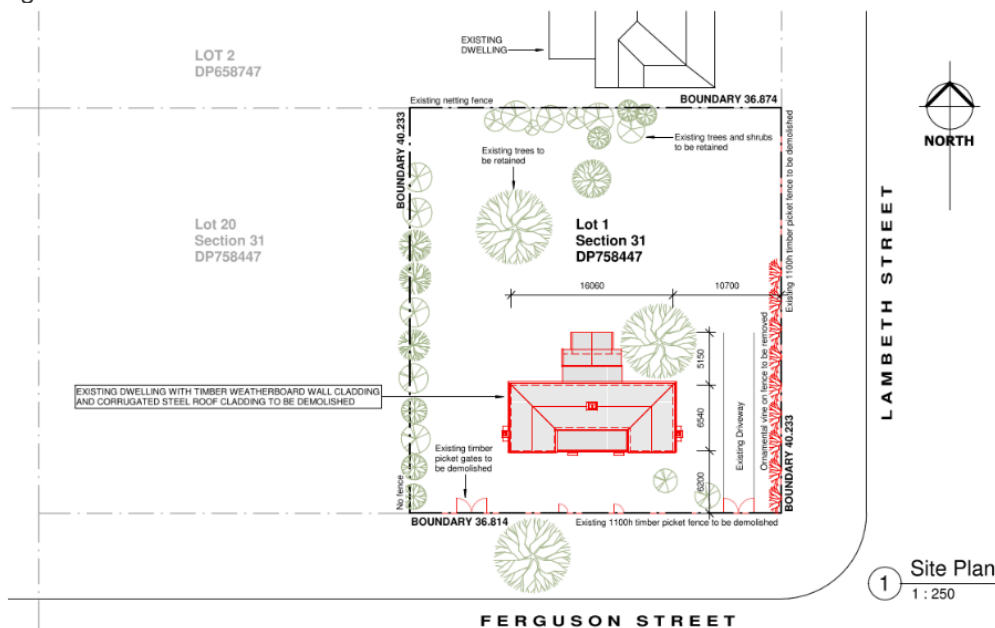
3. PROPOSED DEVELOPMENT

The DA seeks approval for the following:

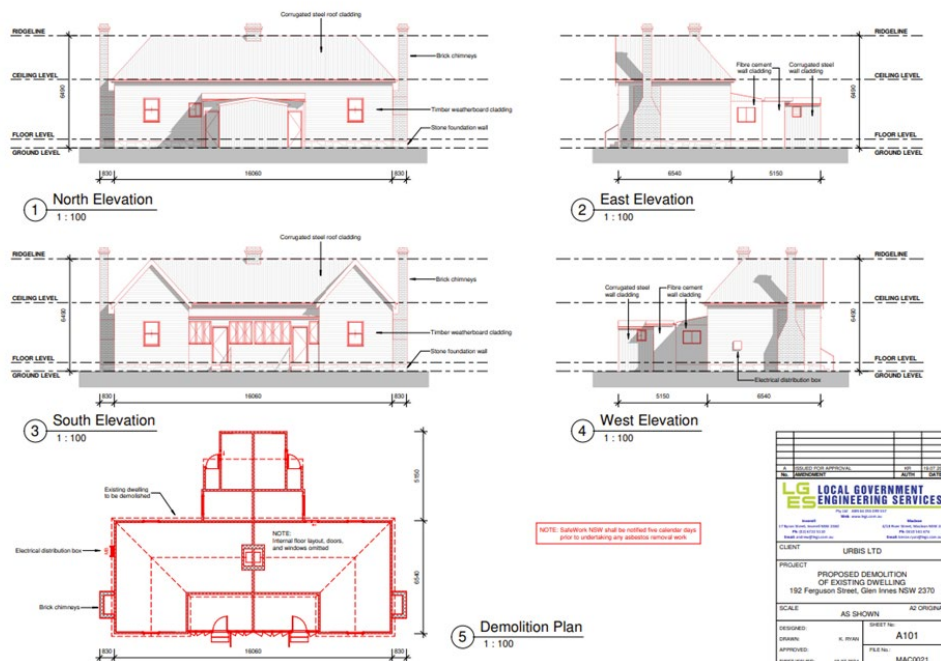
- Demolition of existing main cottage building.
- Demolition of existing timber picket fence/gates (including removal of ornamental vine growing on east facing timber fence).

A set of architectural plans accompanies the DA, and an extract of the demolition plan is provided in **Figure 4**.

Figure 4 Demolition Plans



Picture 9 Demolition Site Plan



Picture 10 Demolition Elevations and Floor Plan
Source: LGES

4. PRE-LODGE MENT DISCUSSIONS

A formal pre-lodgement application meeting was held with Glen Innes Severn Shire Council on the 11 December 2024, with written minutes received on 13 December 2024. The development application has been prepared to respond to the comments raised by Council, as detailed in the table below.

Table 3 Response to Pre-Lodgement Comments

Council Comments	Response
General Discussion	
The proposal is demolition of the existing building at 192 Ferguson Street, Glen Innes.	Noted, the scope of the proposed development has not changed since the pre-lodgement meeting.
The subject building was originally one of two identical buildings, the other located to the west at 184 Ferguson Street. The two buildings were constructed as alms houses. 184 Ferguson Street was destroyed by fire some time ago. 192 Ferguson Street was still occupied in 2008. The building was damaged by fire in approximately 2021. This fire damage has resulted in Crown Lands making the decision to demolish the building.	As above, the demolition of the existing building is necessitated by pressing public safety and anti-social behaviour concerns due to the structure's deteriorating condition subject to the historic fire damages at the site. Additionally, the site is subject to a land claim by the NSWALC. The NSWALC's primary objective is to return land to its rightful custodians and this DA seeks to facilitate the demolition of the existing unsafe structures, so as not to unduly burden the transfer of lands.
The engineer re-attended site last week and concluded that complete rebuilding of the western side of building would be necessary.	Noted, the latest Structural Report, prepared by AC Been, is attached as part of the DA.
It was suggested that the building's heritage significance was derived from its twin status and due to the fire damage, the building would most likely not meet the heritage significance criteria now.	Noted, a Heritage Impact Statement has been prepared as part of this DA which reflects this.
There is currently no plan for future development on either 184 or 192 Ferguson Street	The NSWALC's primary objective is to return land to its rightful custodians and this DA seeks to facilitate the demolition of the existing unsafe structures, so as not to unduly burden the transfer of lands. Any future development plans will be subject to the relevant priorities and objectives of the intended land owners.
There is an active land claim on both 192 and 184 Ferguson Street. Crown Lands were unable to advise on a timeframe for the claim to be granted.	The Active Land Claim on both 192 and 184 Ferguson Street is progressing. The timeframe is unknown at the time of writing. Notwithstanding, the ALC is a key driver for the need for this proposal.
Given that both lots are subject to a land claim it may be advantageous to include both lots in the demolition DA in order to have a holistic approach across both lots.	No works are proposed at 184 Ferguson Street.
Without a plan for what will happen to the site(s) after demolition, tying heritage conditions to the demolition DA will be challenging.	As above, the demolition of the existing building is necessitated by pressing public safety and anti-social behaviour concerns due to the structure's deteriorating condition. Ensuring the safety of the public is paramount, and the removal of the building is the most effective way to mitigate these risks.
Options discussed include a planning agreement or covenant, or a site-specific DCP. Council is open to these ideas but does not currently have the resources to prepare any such document in-house.	Additionally, the site is subject to a land claim by the NSWALC, which further complicates the retention of the building. The ALS team has emphasised that the Aboriginal Land Rights Act 1983 is beneficial legislation designed to return land to Aboriginal
Despite the dilapidated state of the building, 192 Ferguson Street is a landmark building on the Gwydir Highway. Council received correspondence from concerned	

Council Comments	Response
community members when the building was unoccupied and after the fire damage occurred. All parties need to be cognisant of the optics of a) demolishing a heritage item with no future plan and b) demolishing a heritage item that is subject to a land claim.	<p>people as compensation for past dispossession. In alignment with this intent, land granted through the claims process should not be unduly constrained, enabling the Aboriginal community to derive meaningful benefit from it. As such, it would be inappropriate to encumber the site with any specific future development commitments. The NSWALC's primary objective is to return land to its rightful custodians, and imposing onerous heritage interpretation requirements would be counterproductive to this goal.</p> <p>Therefore, the establishment of a planning agreement or covenant, or a site-specific DCP tying European heritage requirements at the site would not be a suitable encumbrance onto the site.</p> <p>As such, a more suitable response to the heritage considerations is proposed, including the installation of interpretive signage or a plaque. This approach aligns with the intent of the land claim—to return the land to the Aboriginal community without imposing undue constraints.</p>
Any development consent would be subject to Section 4.33 of the <i>Environmental Planning and Assessment Act 1979</i> . This section states that a consent authority must not refuse consent to a Crown development application except with the Minister's approval and that conditions of consent must be approved by the applicant or the Minister.	Noted.
Any consent for demolition of the building would include a condition for archival documentation of the existing building.	Noted.
Required Documentation for DA Submission	
Statement of Environmental Effects	Refer to this report.
Statement of Heritage Impact	A Heritage Impact Statement has been prepared by Urbis and is attached as part of this application.
Contamination Report	A Preliminary Site Investigation and Asbestos Materials Assessment is attached as part of this application.
Waste Management Plan	Waste management in support of the proposed demolition will be managed in accordance with the principles identified in Demolition and Waste Management Methodology.

5. PLANNING ASSESSMENT

5.1. ENVIRONMENTAL PLANNING INSTRUMENTS

The proposed development has been assessed in accordance with the relevant State and local environmental planning instruments, including:

- *Environmental Planning and Assessment Act 1979.*
- *Glen Innes Severn Local Environmental Plan 2012.*
- *Glen Innes Severn Council – Development Control Plan 2014.*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*

5.1.1. Glen Innes Severn Local Environmental Plan 2012

Glen Innes Severn Local Environmental Plan 2012 (GISLEP) is the primary environmental planning instrument applying to the site and the proposed development.

The site is zoned R1 General Residential in accordance with the GISLEP. The proposed development is consistent with the zone objectives

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day-to-day needs of residents.*

The proposed demolition is sought to unburden the site from an underused, dilapidated and unsafe current structure and facilitate future development that more effectively serves the objectives of the zone and the community. The proposed development is consistent with the zone objectives as:

- The existing cottage building is fire damaged which has rendered it structurally unsound and unsafe for occupancy. As such, the existing building has not been, and currently is not able to provide housing to the community.
- The restoration of the existing building would require the rebuild of the western portion of the building and the refurbishment of the eastern side of the building. Given the extensive damage, the cost of reconstruction is estimated to be in excess of \$1.6 million (incl GST) and is unreasonable and not economically viable and thus, the existing building is unable to deliver new housing types or land uses in the area.
- The current building's dilapidated state poses a safety risk to the local community and the building's contribution to the low, density residential character is significantly compromised.
- Demolition of the existing dilapidated structure would allow for the future use of the site, potentially to provide housing for the local community or other community facilities or services.

The following table assesses the compliance of the proposed development with other relevant causes in the LEP.

Table 4 LEP Compliance Table

Provision	Proposed
Clause 2.7 Demolition required development consent	This provision notes that demolition works may only be carried out with development consent. This application seeks consent from the Council to conduct demolition works.
Clause 5.10 Heritage conservation	<p>The site is mapped as containing a local heritage item "Cottage" (item no. I207). This provision notes that demolition works of a heritage item may only be carried out with development consent. This application seeks consent from the Council to undertake demolition works of a heritage item and is supported by a heritage impact assessment.</p> <p>Details of the heritage assessment is provided at Section 6.5 of this SEE.</p>

Provision	Proposed
Clause 5.11 Bush fire hazard reduction	The site has not been identified as being on Bush Fire Prone Land.
Clause 5.21 Flood Planning	The site has not been identified as being flood prone.

Based on the above, it is considered that the proposal complies with the relevant provisions within the GISLEP.

5.1.2. State Environmental Planning Policies

The following table assesses the compliance of the proposal in accordance with the relevant SEPPs.

Table 5 State Environmental Planning Policies – Consistency Assessment

SEPP	Consistency
State Environmental Planning Policy (Resilience and Hazards) 2021	Chapter 4 of the SEPP aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. A Preliminary Site Investigation and Asbestos Building Materials Assessment has been prepared in support of the proposal. These reports identify the relevant measures to be undertaken prior to the proposed works to ensure that any contamination at the site is appropriately addressed and managed prior to the undertaking of the proposed works.
	Further details are provided in Section 6.2 .

5.2. GLEN INNES SEVERN DEVELOPMENT CONTROL PLAN 2014

Glen Innes Severn Council Development Control Plan 2014 (the DCP) provides detailed planning controls relevant to the site and the proposal. An assessment against the relevant controls is provided in the table below.

Table 6 DCP Compliance Table

DCP Provision	Comment	Complies
3.8 Landscaping	No trees are proposed for removal as part of the works.	Yes
7.4 Access and Traffic Generation	The site has access from a classified road (Gwydir Highway). Construction traffic will be managed in accordance with the relevant measures to be put in place under a construction management plan. The proposal will result in no change to the ongoing access and traffic off Gwydir Highway.	Yes

Based on the above, it is considered that the proposal complies with the relevant provisions within the DCP.

6. ASSESSMENT OF KEY ISSUES

The proposed development has been assessed considering the potential environmental, economic and social impacts as outlined below.

6.1. HERITAGE ASSESSMENT

A Heritage Assessment has been prepared by Urbis and is attached as part of this DA package. This heritage assessment includes a review of the historic, heritage significance of the existing site, the current heritage significance of the building (following the removal of the adjacent cottage and recent fire damages) and the heritage impacts of the proposed demolition.

6.1.1. Historic Heritage Significance

A summary of the key, historical context of the site is as follows:

- Late 19th to early 20th century: subject cottage building was constructed.
- 1876: two cottage buildings (including the subject building) were subdivided into separate allotments.
- 1883 to 1895-7: the paired cottages were referred to as the 'Pound'.
- 1890s: the paired cottages were declared as cottage homes for the Indigent Poor.
- 1938 – 1950: the adjacent cottage was inhabited as a residence and it is plausible the subject cottage building was used for residential purposes.
- 1960s - 90s: the adjacent cottage was destroyed by fire, although the pair of cottages are continued to be identified as alm houses bearing the same name. They are collectively classified as paired cottages of Municipal Significance.
- To current context: the subject cottage building underwent minimal discernible exterior modifications until a recent fire.

6.1.2. Current Heritage Significance

The heritage significance of 192 Ferguson Street was initially tied to its association with the adjacent property at 184 Ferguson Street, both of which served as cottage homes for the indigent poor and later as alms houses. This historical relationship contributed to their collective heritage value.

However, the destruction of the adjacent property and the extensive fire damage to 192 Ferguson Street have substantially diminished this significance. The remaining structure no longer retains the group value that was a key component of its heritage listing.

The fire damage has affected critical elements of the building, including the western wall, roof, and internal structures. The structural assessment indicates that substantial reconstruction would be required to restore the building, including replacing wall linings, ceilings, floorboards, doors, and joinery.

With the destruction of 182 Ferguson Street and the recent fire to 192 Ferguson Street, the established statement of significance from the NSW State Heritage Inventory (prepared in 1990) is no longer applicable. The historical relationship between the two cottages was lost with the destruction of the adjacent buildings and the shared values as outlined in the 1990s Heritage Study has been diminished.

6.1.3. Heritage Impact Assessment

The building, originally part of a pair of cottages constructed in the late 19th to early 20th century, has suffered extensive damage from a recent fire, which has severely compromised its structural integrity and historical value.

Given the extensive damage and the diminished heritage significance, the cost of reconstruction must be considered. A structural assessment has been prepared by AC Been Consulting Engineers. The structural assessment is an evaluation of the existing structure and what measures would be necessary to achieve rehabilitation of the building.

Notably, the investigation found that the western residence has suffered significant fire damage, resulting in charred and smoke-damaged interiors, collapsed ceilings, and compromised structural elements.

Remediation of the fire damage and other defects would involve extensive works, including the replacement of damaged finishes, removal of decayed materials, and strengthening or replacement of structural framing. Additional tasks include rebuilding sub-floor walls, repointing the chimney, and potentially replacing the roof cladding and rainwater goods.

The estimated cost is \$1.6 million (incl GST) (refer to the Cost Estimate Report (Demolition) prepared by Berco Consulting) which is deemed unreasonable. Reconstruction with new fabric would have some further impact on aesthetic significance if the quantity of reconstructed fabric is overwhelming and if new methods materials were required to meet contemporary compliance.

As identified above, the proposal is driven by the progression of an ALC for the site. Further to discussions between Crown Lands and Crown Lands' ALS Department, there is an understanding that heritage interpretation works at the site must not place any unacceptable burdens on the future landholders. We do appreciate that there is a need to address the land ownership / non-aboriginal heritage item at the site. Crown Lands is committed to working with Council through the DA process to agree on an interpretation that is respectful in acknowledging the site's history and does not place any unacceptable burdens on future landholders. We are open to ongoing discussions with Council to work through this matter.

In conclusion, the demolition of 192 Ferguson Street is supportable on heritage grounds due to the significantly diminished heritage significance resulting from the destruction of the adjacent property and the extensive fire damage to the site. The remaining structure no longer retains sufficient heritage value to justify the substantial and speculative reconstruction required. The methods of any future interpretation for the 20th century values associated with the site can be further discussed through the DA process to ensure an appropriate outcome is achieved for both the future landholder, Council and the community.

6.2. CONTAMINATION

A Preliminary Site Investigation (**PSI**) was prepared by NEO Consulting in support of the proposed development. The PSI included a site inspection, review of historical records, and analysis of potential contamination sources. The PSI identified several potential sources of contamination:

- **Historical Use and Imported Fill:** The site has been developed since at least the 1900s, with potential for contamination from historical activities and imported fill material. Contaminants of concern include metals, hydrocarbons, pesticides, and asbestos.
- **Nearby Service Station:** A BP service station located approximately 50 metres south of the site could contribute to soil and groundwater contamination with hydrocarbons and other petroleum-related substances.
- **Fire-Damaged Structure:** A fire in the western portion of the dwelling raises concerns about the presence of PFAS (per- and polyfluoroalkyl substances) from firefighting foams and friable asbestos from damaged building materials.
- **Building Materials:** The existing structure contains asbestos, as identified in a previous Asbestos Building Materials Assessment. Other hazardous materials such as lead-based paints and PCBs (polychlorinated biphenyls) may also be present.

The Conceptual Site Model (**CSM**) developed during the PSI highlights potential exposure pathways and receptors:

- **Human Receptors:** Current and future site users, including residents and workers, may be exposed to contaminants through direct contact with soil, inhalation of dust and fibres, and vapour intrusion.
- **Environmental Receptors:** Groundwater and surface water bodies, such as Rocky Ponds Creek, could be impacted by leaching and migration of contaminants

As such the following actions are recommended to ensure that the site will be made suitable for future uses:

- **Detailed Site Investigation (DSI):** DSI can be prepared prior to demolition to assess soil conditions and identify the presence of contaminants, including asbestos and PFAS.
- **Asbestos Management:** The Asbestos Building Materials Assessment was conducted by Aurecon Australasia Pty Ltd identifies and evaluates the presence of asbestos-containing materials (**ACMs**) within

the site. From this assessment bon-friable ACMs, including cement sheets and bituminous electrical backing boards were identified and No friable ACMs were detected. The following actions are recommended:

- Asbestos Removal
 - Engage a licensed asbestos removal contractor to remove all identified ACMs prior to demolition.
 - Follow the Safework Australia document "How to Safely Remove Asbestos, Code of Practice 2020" and the NSW Safework WHS Regulation 2017.
 - Ensure all removal works are supervised by a competent person, such as a licensed asbestos assessor, to conduct asbestos fibre air monitoring and clearance inspections.
- Site Establishment:
 - Establish a controlled asbestos work area with restricted access and appropriate signage.
 - Use personal protective equipment and respiratory protective equipment conforming to AS/NZS standards.
 - Implement a decontamination process for workers leaving the asbestos work area.
- Waste Handling and Disposal:
 - Handle and dispose of asbestos waste material in accordance with EPA guidelines.
 - Ensure a clearance inspection of the work area is conducted by an approved hygienist upon completion of the removal works.
- Post-demolition, an Asbestos Clearance Certificate from a licensed assessor will be obtained.
- **Unexpected Finds Protocol:** a protocol for managing unexpected contamination discoveries during site works is to be established to support the proposed works.

Subject to the measures identified above, the site is assessed as suitable for the proposed development, being the demolition of existing buildings and structures, mitigating potential risks to human health and the environment.

6.3. DEMOLITION AND WASTE MANAGEMENT

A Demolition and Waste Management Methodology has been prepared by Crown Lands in support of the proposal. This document identifies all the relevant works and management measures that will be undertaken to ensure that the demolition process and the respective waste is managed as to ensure there are no adverse amenity, safety or environmental impacts. Of note, the demolition and waste management processes will need to be undertaken subject to the contamination management measures that are detailed in the PSI and Asbestos Building Materials Assessment (see **Section 6.2** of this SEE above).

An overview of the principles and demolition / waste management process is provided as follows. These principles will inform the preparation of the Construction Environmental Management Plan (**CEMP**) which will be prepared prior to the commencement of demolition, to ensure that the proposed demolition works will not result in any adverse impacts.

Site Assessment and Preparation

A comprehensive site survey will assess the building's size, structural integrity, and materials. Potential hazards and environmental concerns will be identified. Necessary permits from local council and regulatory bodies will be obtained. The area will be cleared of obstacles, debris, and vegetation, with safety barriers and environmental protection controls installed.

Utilities Disconnection

Utility lines (water, electricity, gas, telecommunications) will be identified and safely disconnected in coordination with utility companies. Locations of utility lines will be clearly marked and communicated to all personnel.

Structural Demolition Planning

A detailed demolition plan will balance safety, and environmental protection. Site establishment will include necessary amenities and facilities.

Equipment Setup

Demolition equipment (excavators, loaders, hydraulic breakers, etc.) will be mobilised and operated by trained personnel. Designated work zones and safety measures (barriers, fencing, signage, PPE) will be implemented.

Demolition Execution

The demolition will follow the approved plan, using appropriate techniques to minimise noise, vibration, and environmental impact. The process will be closely monitored, and adjustments made as needed. Effective communication among crews will ensure efficiency and safety.

Debris Management

Demolition debris will be managed through collection, sorting, and disposal in accordance with local regulations. Materials will be recycled or disposed of responsibly. The work area will be kept clean and organised.

Waste Management Plan

Details of waste management will form part of the CEMP, detailing waste stream containment, management actions, transport requirements, treatment and disposal locations, contingency actions, roles and responsibilities, and record-keeping. The WMP shall follow the resource management hierarchy principles embodied in the Waste Avoidance and Resource Recovery Act 2001 and the NSW Government Resource Efficiency Policy (OEH, 2019). At a minimum, it would provide the following information:

- Onsite locations and containment requirements for temporary storage of each waste stream, including the need for bunded areas to prevent offsite or subsoil migration of contaminated waste
- Details of, and the waste management actions proposed for, each waste stream, e.g. non-recyclable waste and containers shall be regularly collected and disposed of at a licensed landfill or other disposal site in the area
- Waste transport requirements, including the need to transport waste in a manner that avoids the waste spilling, leaking, or otherwise escaping from the vehicle or plant used to transport the waste
- Waste treatment and reuse/recycling/disposal locations, including the need for waste to be transported to a place that can lawfully receive that waste
- A description of unexpected conditions that could feasibly occur at the site (e.g. larger volumes of contaminated material than expected, unknown types of materials) and contingency actions for managing those conditions if they occur
- A description of the roles and responsibilities of everyone who manages the waste, including the site supervisor and subcontractors
- Accurate written records shall be kept in relation to the transport of waste, including:
 - Who transported the waste (company name, ABN, vehicle registration and driver details, date and time of transport, description of waste), and
 - Copies of waste dockets/receipts for the waste facility (date and time of delivery, name and address of the facility, its ABN, contact person).

Asbestos Removal Control Plan

The WMP will include an ARCP (refer to **Section 6.2** for details).

Site Restoration

Post-demolition, the site will be made good. Any damage to infrastructure will be repaired. A final inspection will ensure all debris is removed and the area is safe and environmentally sound.

Final Inspection and Closure

A thorough final inspection will confirm compliance with the demolition plan and regulatory requirements. Documentation will be maintained, and necessary approvals obtained. Temporary barriers and equipment will be removed, restoring the site to its pre-construction condition.

Post Project Evaluation

A comprehensive review will evaluate the project's success and identify areas for improvement. Feedback from stakeholders will be solicited, and performance analysed. Findings will be incorporated into future demolition projects.

7. SECTION 4.15 ASSESSMENT

The proposed development has been assessed in accordance with the relevant matters for consideration listed in section 4.15 of the EP&A Act.

7.1. ENVIRONMENTAL PLANNING INSTRUMENTS

The proposed development has been assessed in accordance with the relevant State and local environmental planning instruments in **Section 4**.

The assessment concludes that the proposal complies with the relevant provisions within the relevant instruments.

7.2. DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No draft environmental planning instruments are relevant to this proposal.

7.3. DEVELOPMENT CONTROL PLAN

Glen Innes Severn Development Control Plan 2014 (the DCP) provides detailed planning controls relevant to the site and the proposal. An assessment against the relevant controls is provided in **Section 4.2**.

The assessment concludes that the proposal generally complies with the relevant provisions of the DCP.

7.4. REGULATIONS

This application has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Regulation 2021*.

7.5. LIKELY IMPACTS OF THE PROPOSAL

The proposed development has been assessed considering the potential environmental, economic and social impacts as outlined below:

- **Natural Environment:** The impacts to the natural environment can be mitigated, minimised or managed to avoid unacceptable outcomes.
- **Built Environment:** The proposed demolition has been designed to comply with the relevant State and local planning requirements and will remove a currently dilapidated and unsafe structure. It is appreciated that the existing building is located at a major thoroughfare through Glen Innes. It is noted that other existing landmark structures, including the existing petrol station to the south-east, which can assist with wayfinding through the locality in the absence of the building proposed to be demolished. The built form provisions and objectives under the LEP and DCP will inform any potential, future developments at the site that can be explored following the proposed demolition of the existing structures.

The demolition of 192 Ferguson Street is supportable on heritage grounds due to the significantly diminished heritage significance resulting from the destruction of the adjacent property and the extensive fire damage to the site. The remaining structure no longer retains sufficient heritage value to justify the substantial and speculative reconstruction required. The significant 20th century values associated with the site can be communicated through new interpretation devices as part of this development.

- **Social:** The purpose of the demolition will be to remove a dilapidated structure which is a risk to public safety and prevent anti-social behaviour occurring. Once the building has been demolished and the site made safe, this will allow the land claim from the NSWALC to be fulfilled without undue burden, and as such, will be returning land as compensation for past dispossession.
- **Economic:** The proposed demolition will have positive economic impacts through the provision of local employment opportunities, as well as enabling any future development of the site.

7.6. SUITABILITY OF THE SITE

The site is considered highly suitable for the proposed development for the following reasons:

- The proposed demolition is permissible with consent in the R1 General Residential zone pursuant to the *Glen Innes Severn Local Environment Plan 2014*.
- The proposed demolition is compliant with the provisions of the Resilience and Hazards SEPP, the LEP and the DCP.
- There are no environmental constraints which cannot be satisfactorily managed or mitigated to avoid material adverse impacts on the amenity of the site or adjoining properties.

7.7. SUBMISSIONS

It is acknowledged that submissions arising from the public notification of this application will need to be assessed by Council.

7.8. PUBLIC INTEREST

- The deterioration of the structure within the site is a public health concern, and the removal of the building is the most effective way to mitigate health risks.
- The site is subject to a land claim by the NSWALC. Aboriginal Land Rights Act 1983 is beneficial legislation designed to return land to Aboriginal people as compensation for past dispossession. In alignment with this intent, land granted through the claims process should not be unduly constrained, enabling the Aboriginal community to derive meaningful benefit from it.

The proposal seeks to support the land claim which aims to acknowledge and rectify historical injustices faced by Aboriginal communities. Such claims promote social equity, reconciliation and cultural preservation, fostering a sense of belonging and empowerment among Indigenous Australians.

- Crown Lands is committed to working with Council through the DA process to agree on an interpretation that is respectful in acknowledging the site's history and does not place any unacceptable burdens on future landholders. We are open to ongoing discussions with Council to work through this matter.
- The proposal is consistent with relevant State and local planning controls and complies with the relevant State and local planning controls.
- The proposed development will generate employment during demolition and will facilitate the future, use of the land.

DISCLAIMER

This report is dated June 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of NSW Crown Lands (**Instructing Party**) for the purpose of Building Demolition Development Application (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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