

PLANNING PROPOSAL

Under Section 3.33 of the EP&A Act 1979

Review No.4 to Glen Innes Severn Local
Environmental Plan 2012

Prepared by: GLEN INNES SEVERN COUNCIL

Date: JUNE 2019

Version 1: PRE-GATEWAY DETERMINATION



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Introduction

1.1 Purpose

The purpose of this Planning Proposal (PP) is to outline the fourth general review of *Glen Innes Severn Local Environmental Plan (GIS LEP) 2012*.

The PP incorporates a number of amendments to the GIS LEP 2012 that have arisen from strategic and development matters occurring over the preceding two years.

1.2 Property Details

Details of the land affected by the proposed LEP amendments are described in **Part 2.2 Explanation of Provisions** of this Planning Proposal.

1.3 Planning Proposal Status

STAGE	VERSION / DATE (estimated)
Drafting of Planning Proposal (Pre-Gateway Determination)	June 2019
Initial Report to Council	July 2019
CURRENT STATUS	
Endorsed by Council and referred to Department of Planning	July 2019
Gateway Panel determination	August 2019
Revisions required: Yes/No	September 2019
Public exhibition (statutory minimum 28 days)	October 2019
For Council review	November 2019
Adopted by Council for final submission to Department of Planning	December 2019

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Planning Proposal

2.1 Objectives or Intended Outcomes

The objective of this PP is to provide a mechanism to review and amend the *Glen Innes Severn Local Environmental Plan (GIS LEP) 2012* where necessary to ensure that it provides the most up to date and accurate information as it applies to development in the Glen Innes Severn Local Government Area (LGA).

It is intended to amend GIS LEP 2012 as follows:

- (a) Allocate a Minimum Lot Size to certain lands in Glen Innes which are zoned R1 General Residential, which have (erroneously) not been allocated a Minimum Lot Size by Glen Innes Severn LEP 2012.
- (b) Allow detached dual occupancies as a permissible land use within Zone RU1 Primary Production.
- (c) Correct an error within the land use table for Zone RU1 Primary Production to confirm that “*intensive plant agriculture*” is only permissible with development consent.
- (d) Modify the land use table for Zone RE1 Public Recreation to permit “*camping grounds and caravan parks*” (with consent).
- (e) Amend Glen Innes Severn LEP 2012 (Schedule 5 Environmental Heritage) to make eight (8) minor corrections and include 15 additional heritage items of local significance.

The means to make the above amendments are contained within Section 2.2 – Explanation of Provisions.

2.2 Explanation of Provisions

The PP proposes several amendments to GIS LEP 2012, which have been identified as necessary in the ongoing implementation of the LEP. These issues have been identified in a range of ways (through the Development Application assessment process, landowner enquiries and internal reviews etc) and have been systematically logged to enable an update of the LEP. Given the complexity of the standard LEP and associated mapping, this is an important continuous improvement process.

2.3 Summary

1. Minimum Lot Size Mapping

Allocate a Minimum Lot Size to certain lands ioff Wullumulla Street, Glen Innes presently zoned R1 General Residential. This land has (erroneously) not been allocated a Minimum Lot Size by Glen Innes Severn LEP 2012.

This amendment will be achieved by amending LEP Map LSZ_003A to be consistent with existing LEP Map LZN_003A. This will require amending the MLS standard for the land from '**No allocated Minimum Lot Size**' to '**Category G – 450m²**'.

The proposed MLS map amendment is explained in Figures 1a, 1b and 1c below:

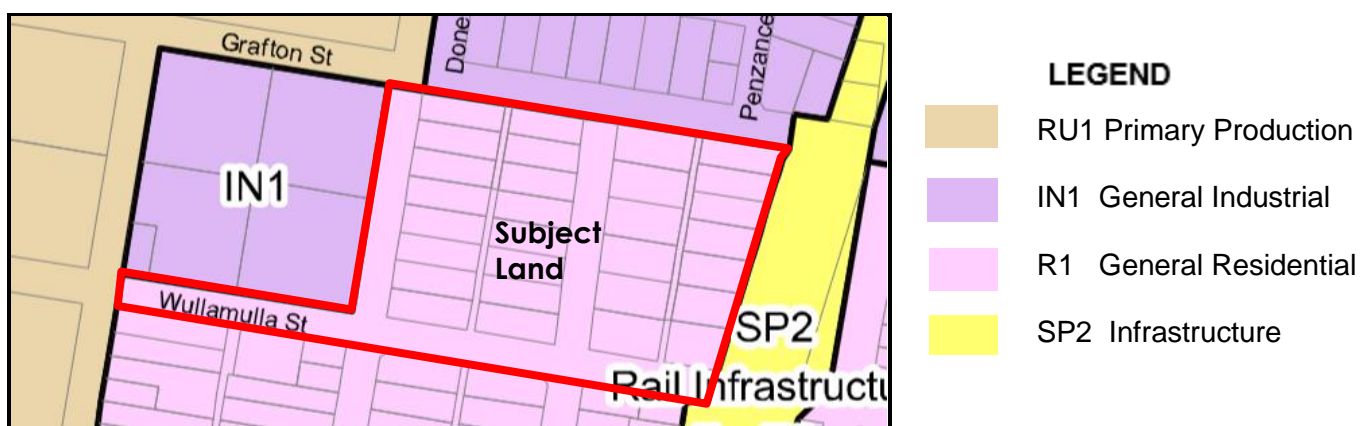


Figure 1a: Subject Land and existing Land Use Zones (GIS LEP 2012)

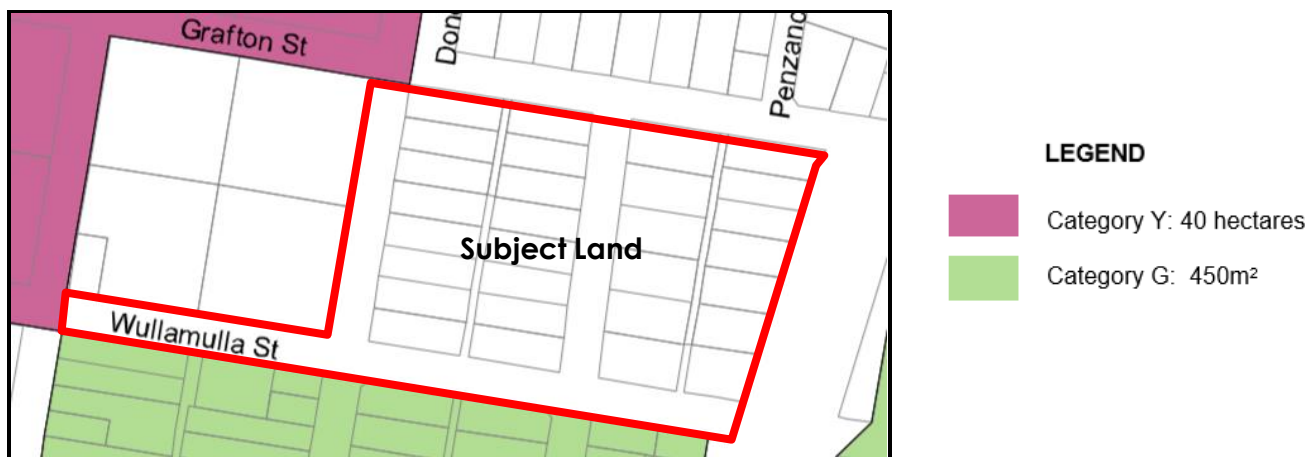


Figure 1b: Subject Land and existing Minimum Lot Size (GIS LEP 2012)

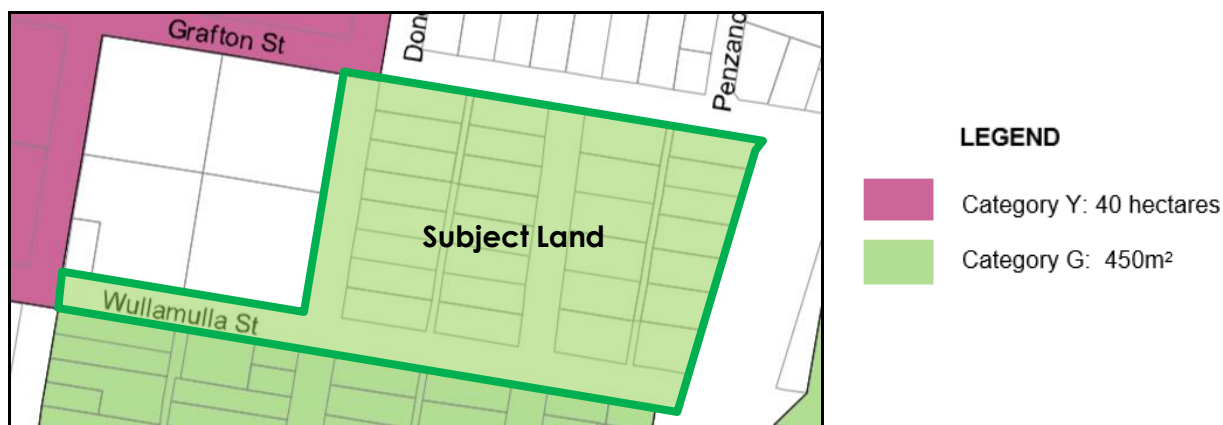


Figure 1c: Subject Land and proposed Minimum Lot Size (GIS LEP 2012)

2. Allow dual occupancies (detached) as a permissible land use within Zone RU1 Primary Production.

Amend the land use table to the RU1 Primary Production zone to delete the word “(attached)” following “dual occupancies”. This has the effect of permitting both attached and detached dual occupancy development with consent in the RU1 Primary Production zone.

This amendment does not involve any map changes.

3. Development Standards for Dual Occupancies

Include a new local provision (**clause 4.2AA**) that provides objectives for the land use as well as siting and design criteria that Council will consider in determining an application for a detached dual occupancy. A recommended draft local provision is set out below:

Clause 4.2AA Erection of dual occupancies (detached) in Zone RU1 Primary Production

(1) The objectives of this clause are as follows:

- to ensure that dual occupancy (detached) development is of a scale that is compatible with the primary production potential, rural character and environmental capabilities of the land,
- to ensure that consent is only granted to development for the purposes of a dual occupancy (detached) if issues such as access, siting, land suitability and potential impacts are addressed.

(2) Development consent must not be granted to development for the purpose of a dual occupancy (detached) on land in Zone RU1 Primary Production unless the consent authority is satisfied that:

- a) the development will not impair the use of the land (or adjacent land) for agriculture or rural industries, and
- b) the land is physically suitable for the development, and
- c) the land is capable of accommodating the on-site disposal and management of sewage for the development, and
- d) the development will not have an adverse impact on the scenic amenity or character of the rural environment.

(3) Development consent must not be granted to development for the purposes of a dual occupancy (detached) on land in Zone RU1 Primary Production unless development consent for the erection of a dwelling house on that land may be granted in accordance with **clause 4.2A**.

This amendment does not involve any map changes.

4. Correct an administrative error within the land use table for Zone RU1 Primary Production, in which “intensive plant agriculture” is listed as being both ‘Permitted without consent’ and ‘Permitted with consent’.

Amend the land use table (Part 2 of GISC LEP 2012) to the RU1 Primary Production zone by deleting the words “*intensive plant agriculture*” from the list of uses which are ‘permitted without consent’. Correction of this anomaly removes ambiguity from the land use table by clearly stating that “*intensive plant agriculture*” is only permissible with development consent in the RU1 Primary Production zone.

This amendment does not involve any map changes.

5. Modify the land use table for Zone RE1 Public Recreation to permit camping grounds and caravan parks.

Amend the land use table (Part 2 of GISC LEP 2012) for the RE1 Public Recreation zone by adding the words “*camping grounds*” and “*caravan parks*” (in alphabetical order within the land use table), identifying them as land uses which are permitted with consent.

This amendment does not involve any map changes.



6. Amendment of GIS LEP 2012 (Part 1 Schedule 5 Environmental Heritage) to correct eight (8) existing minor errors and include 15 additional properties.

Corrections:

Amend Part 1 of Schedule 5 Environmental Heritage as it pertains to the following properties in the schedule:

Current schedule:

LOCALITY	ITEM NAME	ADDRESS	PROPERTY DESCRIPTION	SIGNIFICANCE	ITEM NUMBER
Glen Innes	New England Club (former house)	94 West Avenue	Lots 4 & 5, Sec 12, DP 758447	Local	I175
Glen Innes	Glen Innes Showground	Bourke Street	Lot 156, DP 753282	Local	I036
Glen Innes	Police Station	126 Meade Street	Lot 18, DP 820281	Local	I154
Glen Innes	Commercial building - bank	235 Grey Street	Lot 18, DP 667782	Local	I094
Glen Innes	Town Hall	265 Grey Street	Lot 17, Section 15, DP 758447	Local	I100
Glen Innes	Church	74 Macquarie Street	Lot 1, Section 18, DP 758447	Local	I139
Glen Innes	New England Club (former house)	94 West Avenue	Lots 4 and 5, Section 12, DP 758447	Local	I175
Wellingrove	Presbyterian Church	Polhill Road	Lot 2, DP 759072	Local	I193

Proposed amendments (shown in bold italics) to the schedule:

LOCALITY	ITEM NAME	ADDRESS	PROPERTY DESCRIPTION	SIGNIFICANCE	ITEM NUMBER
Glen Innes	New England Club (former house)	<i>98 West Avenue</i>	Lots 4 & 5, Sec 12, DP 758447	Local	I175
Glen Innes	Glen Innes Showground	Bourke Street	Lot 156, DP 753282	<i>State</i>	I036
Glen Innes	<i>Police Station Complex: Station, Residence, Sheriff's Cottage</i>	126 Meade Street	Lot 18, DP 820281	Local	I154
Glen Innes	Commercial building – bank – <i>Former State Bank</i>	<i>245</i> Grey Street	Lot 18, DP 667782	Local	I094



LOCALITY	ITEM NAME	ADDRESS	PROPERTY DESCRIPTION	SIGNIFICANCE	ITEM NUMBER
Glen Innes	Town Hall	265 Grey Street	Lots 16 and 17, Section 15, DP 758447 (Note 1)	Local	I100
Glen Innes	Church – Cameron Memorial Uniting Church	74 Macquarie Street	Lot 1 & Lot 20 , Section 18, DP 758447 (Note 2)	Local	I139
Glen Innes	New England Club (former villa)	98 West Avenue	Lots 4 and 5, Section 12, DP 758447	Local	I175
Wellingrove	Presbyterian Church	927 Polhill Road	Lot 2, Section 29 , DP 759072	Local	I193

Note 1:

Map amendment will involve identifying both Lots 16 and 17, Section 15, DP 758447 as Item I100 on LEP Heritage Map 003AA as shown on Figure 6a.

Note 2:

Map amendment will involve identifying both Lots 1 and 20, Section 18, DP 758447 as Item I139 on LEP Heritage Map 003AA as shown on Figure 6c.

Figures:

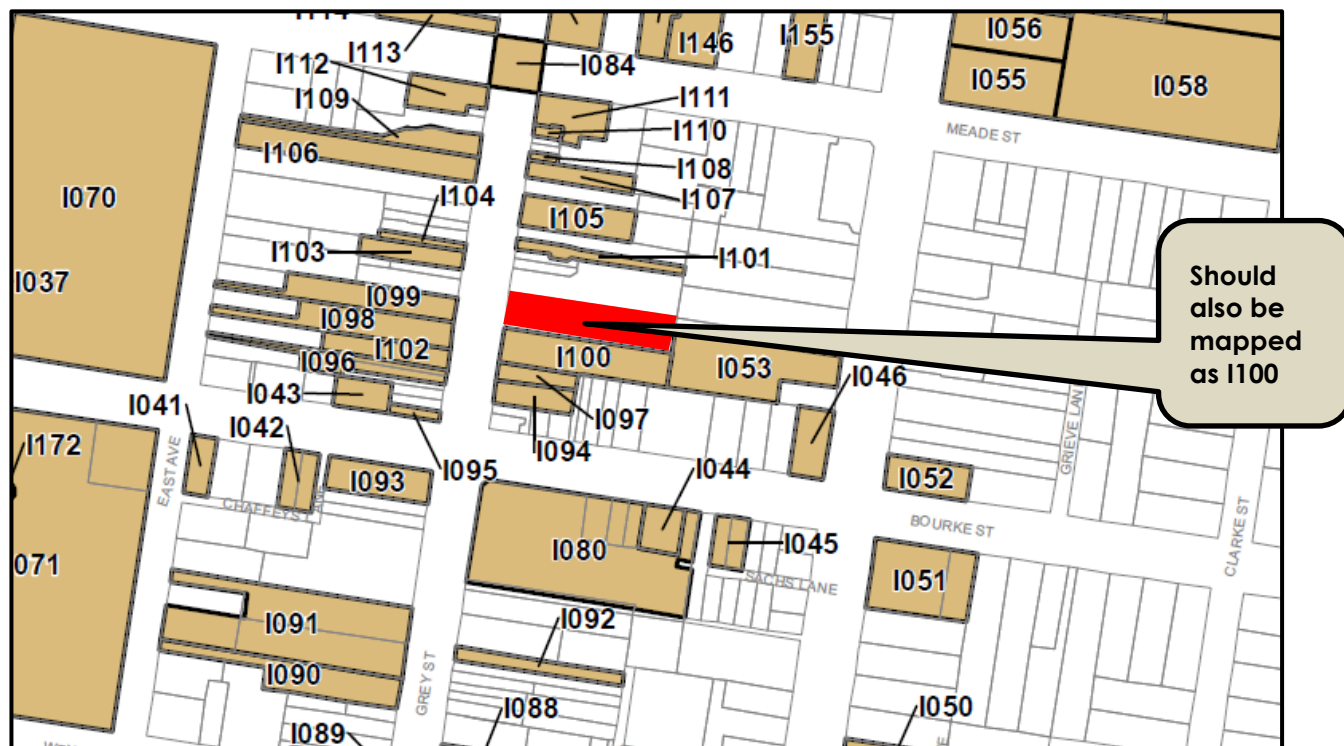


Figure 6a: Current GIS LEP Heritage Map 003AA showing Item I100 incorrectly mapped.



Figure 6b: Sixmaps aerial photo showing Glen Innes Town Hall located within Lots 16 & 17, Section 15 DP 758447.

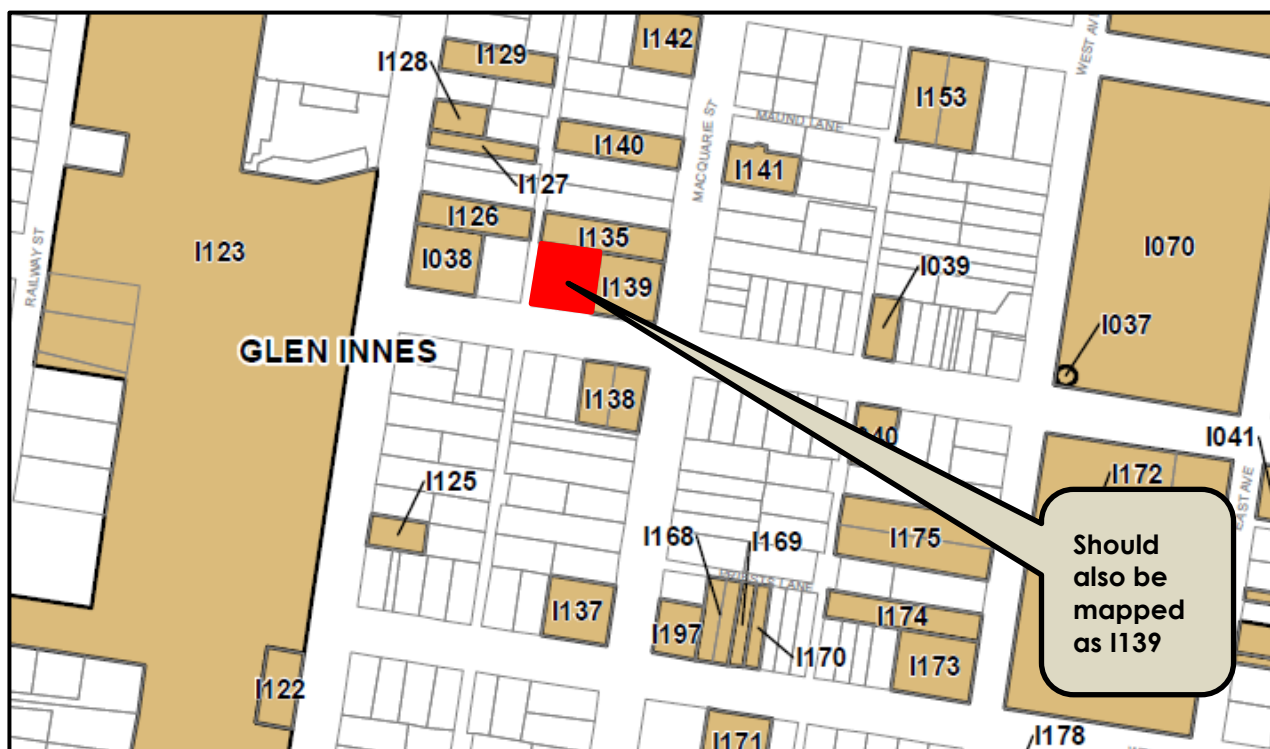


Figure 6c: Current GISC LEP Heritage Map 003AA showing Item I139 incorrectly mapped.



Figure 6d: Sixmaps aerial photo showing Uniting Church located within Lots 1 & 20, Section 18 DP 758447



Additions to Schedule 5 Environmental Heritage:

Amend Part 1 of Schedule 5 Environmental Heritage to add (in alphabetical order according to locality) the following properties and item numbers to the schedule. An explanation of the heritage significance of each of these items is provided at **Appendix D**.

LOCALITY	ITEM NAME	ADDRESS	PROPERTY DESCRIPTION	SIGNIFICANCE	ITEM NUMBER
Bald Nob	Former Bald Nob Hotel	Grafton Road (Gwydir Highway)	Lot 244 DP 753261	Local	I198
Deepwater	Deepwater Racecourse	6 Torrington Road	Lot 1 DP 1038724	Local	I199
Dundee	Dundee Hall; former Public School	Severn River Road	Lot 100 DP 1156407	Local	I200
Glencoe	Glencoe Community Hall: Former Glencoe Public School	8008 New England Highway	Lot 9 Section 7 DP 758450	Local	I201
Stonehenge	Former road bridge	Former New England Highway, 12 km south of Glen Innes	Unidentified Council road reserve	Local	I202
Glen Innes	Grey Street Culvert	Grey Street Road Reserve located 1.39 kilometres north of Glen Innes Post Office	Unidentified Council road reserve	Local	I203
Glen Innes	Grey Street Culvert	Grey Street Road Reserve located 1.61 kilometres north of Glen Innes Post Office	Unidentified Council road reserve	Local	I204
Glen Innes	Underground Brick Culvert	Corner of Grey Street and Bourke Street	Unidentified Council road reserve	Local	I205
Glen Innes	Mann River Bridge (disused timber bridge)	Red Range Road, 12 kilometres east of the New England Highway	Unidentified Council road reserve	Local	I206
Glen Innes	Cottage	192 Ferguson Street	Lot 1 Section 31 DP 758447	Local	I207
Matheson	Matheson Presbyterian Church	Waterloo Road	Lot 1 DP 387302	Local	I208
Pinkett	Pinkett Hall	3998 Pinkett Road	Lot 3 DP 848824	Local	I209



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LOCALITY	ITEM NAME	ADDRESS	PROPERTY DESCRIPTION	SIGNIFICANCE	ITEM NUMBER
Rangers Valley	Rangers Valley Homestead	1259 Rangers Valley Road	Lot D DP 38870	Local	I210
Wellingrove	Wellingrove Presbyterian Cemetery	933 Polhill Road	Lot 7007 DP1065572	Local	I211
Wellingrove	Wellingrove Memorial Hall	917 Polhill Road	Lot 3 Section 29 DP 759072	Local	I212

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Part 3 Justification

3.1 Need for a Planning Proposal

Is the planning proposal a result of any strategic study or report?

Yes. GIS LEP 2012 was made by the Minister for Planning on 14 September 2012. GIS LEP 2012 replaced Glen Innes Local Environmental Plan 1991 and Severn Local Environmental Plan 2002 as the primary planning instrument to guide local development in the LGA.

The *Glen Innes Severn Land Use Strategy 2010* was prepared to inform the transition to the present LEP. One of the recommendations of the strategy was to monitor and conduct a regular review of the new LEP (Page 54 Section 9.6).

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, the planning proposal is the best and most appropriate way to achieve the intended outcomes. A planning proposal is the most effective method of ensuring that the accuracy and reliability of GIS LEP 2012 is maintained and regularly administered. It is the most feasible means of ensuring that the proposed amendments are administered expeditiously in accordance with current statutory requirements.

A planning proposal is considered to be the only way to change the land use table and make any other amendments to GIS LEP 2012.

Is there a net community benefit?

Overview

The Net Community Benefit Criteria is identified in the NSW Government's publication *The Right Place for Business and Services*. This policy document has a focus on ensuring growth within existing centres and minimising dispersed trip generating development. It applies most appropriately to planning proposals that promote significant increased residential areas or densities, or significant increased employment areas or the like.

Permission of Dual Occupancies (detached) in the R1 Primary Production Zone:

This part of the planning proposal will permit one additional use within land zoned RU1 Primary Production and will not change any land use zones under GIS LEP 2012. The criteria in the Net Community Benefit test cannot be properly applied to this item of the planning proposal.

3.2 Relationship to Strategic Planning Framework

Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?

The *New England North West Regional Plan 2036* applies to the Glen Innes Severn LGA. That plan provides for the following actions and directions:

- Plan for housing to meet the needs of a growing and changing population;
- Communities resilient to change, with housing choice and services that meet shifting needs and lifestyles; and
- Protected water, environment and heritage.

Conducting housekeeping reviews of the GIS LEP 2012 will assist in maintaining consistency with the regional strategy.

Is the planning proposal consistent with the council's local strategy or local strategic plan?

One of the strategic objectives listed under the *Glen Innes Severn Land Use and Economic Development Community Strategic Plan 2013-2023* is to engage the Community in integrated planning incorporating land use, economic development infrastructure and social policy that reflect and retain the character of our natural and built environment. The ongoing maintenance of the GIS LEP 2012 enforces this strategy.

The PP is consistent with both the *Community Strategic Plan 2013-2023*, the *Glen Innes Severn Economic Development Strategy 2012 – 2017* and the *Glen Innes Severn Land Use Strategy 2010*.

Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPP)?

Yes. An assessment of consistency with State Environmental Planning Policies (SEPPs) considered relevant to the proposal is at **Appendix B**. In instances when an inconsistency has been identified, appropriate justification and how the planning proposal addresses the inconsistency has been provided.

Is the Planning Proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?

Yes. The PP is consistent with the applicable s9.1 Ministerial Directions as shown in the table provided at **Appendix C**. In instances when an inconsistency has been identified, appropriate justification and how the planning proposal addresses the inconsistency has been provided.

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

This planning proposal will not alter any zones or development controls in a manner such that there could be adverse impacts on threatened species, populations, or ecological

communities. In the case of development proposals generated by proposed additions to the Zone RU1 and Zone RE1 land use tables, appropriate environmental investigations will be required at the Development Application stage.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No. There are no other likely environmental effects which may result from this planning proposal which have not been previously discussed.

Has the planning proposal adequately addressed any social and economic effects?

Social and economic effects of this planning proposal are summarised as follows:

1	Allocate a Minimum Lot Size to certain lands in Glen Innes which are zoned R1 General Residential, which have (erroneously) not been allocated a Minimum Lot Size by Glen Innes Severn LEP 2012.	<p>Social</p> <p>Social benefits include ensuring consistency in the application of minimum lot sizes.</p> <p>Economic</p> <p>Minor positive benefit by providing clear planning controls for lot sizes for subdivision of land.</p>
2	Amendment of RU1 zone to include and allow detached dual occupancy development.	<p>Social</p> <p>Social benefits include a potential increase in rural housing stock and variety; greater choice for residents in regard to where they want to live (urban, village, rural settings etc.), and providing for intergenerational housing within farms.</p> <p>Economic</p> <p>This amendment provides economic stimulus to the housing/construction sector within Glen Innes Severn LGA, and also will potentially add value to lands which are zoned RU1 Primary Production due to increased dwelling opportunities within rural zoned land.</p>
3	Amend the land use table for Zone RU1 Primary Production, to confirm that <i>“intensive plant agriculture”</i> is listed as being ‘Permitted without consent’ only.	<p>Social</p> <p>Social benefits include reassurance to the community that development for intensive plant agriculture must be</p>

		<p>assessed within the framework of a development application.</p> <p>Economic Correction of this anomaly potentially provides certainty to the plant agricultural sector, by providing clear planning controls and economic sustainability criteria for such activities.</p>
4	Amendment of RE1 (recreation zone) to allow caravan parks and camping (with development consent).	<p>Social Social benefits include increased opportunities for caravan park/camping ground facilities; potential flow-on benefits from tourism.</p> <p>Economic Economic benefits by providing additional tourist accommodation/recreation facilities within public recreation zoned land.</p>
5	Amendment of LEP to include heritage provisions.	<p>Social Positive impact by introducing LEP provisions to maintain and protect items of heritage within the Glen Innes LGA.</p> <p>Economic Positive impact. Heritage provisions will ensure that appropriate developments are undertaken in respect to heritage items, which add to the intrinsic value of those items, and will not have a detrimental effect upon the value of any affected properties. Increases the opportunity for heritage listed properties to benefit from grant funding.</p>

3.3 State and Commonwealth Interests

Is there adequate public infrastructure for the planning proposal?

1. Allocate a Minimum Lot Size to certain lands in Glen Innes which are zoned R1 General Residential, which have (erroneously) not been allocated a Minimum Lot Size by Glen Innes Severn LEP 2012.

Comment:

This part of the planning proposal is unlikely to create significant additional demand on existing public infrastructure. The land use zone is unchanged, this part of the PP is to correct an anomaly in the current GISC LEP 2012.

2. Amendment of Zone RU1 Primary Production to permit detached dual occupancy development.

Comment:

Detached dual occupancy in rural locations will typically be self-sufficient in regard to water supply and onsite sewage management. Power and telephone will most likely be linked to the primary dwelling (if not also self-sufficient). Section 7.11 contributions may be applicable to development applications for detached dual occupancy. These will be applied as provided in Council's Contributions Plan.

An additional access to public roads is not expected to result in traffic issues or upgrades to existing public roads. Access for Emergency Services is not expected to be affected by the additional option of detached dual occupancy. This part of the planning proposal is unlikely to create significant additional demand on existing public infrastructure.

3. Amend the land use table for Zone RU1 Primary Production, to confirm that “**intensive plant agriculture**” is listed as being ‘Permitted without consent’ only.

Comment:

This part of the planning proposal, and the proposed agricultural activities to which is refers to, is unlikely to create significant additional demand on existing public infrastructure.

4. Amendment of Zone RE1 (Public Recreation) to permit camping grounds and caravan parks.

Comment:

This proposed amendment may generate upgrades or additional water/sewer servicing for any new camping ground or caravan park developments. However, any proposed upgrades would be funded by the applicant at the Development Application stage, and will therefore have minimal impact upon public funding of such infrastructure.

5. Amendment of Glen Innes Severn LEP 2012 to include additional heritage provisions.

Comment:

This proposed amendment will place no further demand on the supply of public infrastructure, or will create additional dwellings or allotments.

What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

This requirement of the Planning Proposal will be addressed following consultation with any relevant State and Commonwealth Public Authorities, to be identified under the terms and conditions of the initial Gateway Determination.

3.4 Mapping

Amendments to the GIS LEP 2012 mapping are required for the subject Planning Proposal. The draft LEP map tiles are included as **Appendix A** to this Planning Proposal.

The following maps will require amendment in respect to this Planning Proposal:

Lot Size Map LSZ_003A

Heritage Map Sheet HER_002

Heritage Map Sheet HER_002A

Heritage Map Sheet HER_002D

Heritage Map Sheet HER_002E

Heritage Map Sheet HER_003

Heritage Map Sheet HER_003AA

Heritage Map Sheet HER_003B

Heritage Map Sheet HER_004

3.5 Community Consultation

Should the NSW DPE endorse exhibition of this Planning Proposal via issue of a Gateway Determination, the community, other stakeholders and government agencies will have an opportunity to make submissions to this Planning Proposal.

If endorsed to do so, the Planning Proposal will be exhibited in accordance with the terms of the Gateway Determination, and the relevant provisions of Section 3.34(2) of the *Environmental Planning and Assessment (EP&A) Act 1979*.

4

Project Time Line

4.1 Indicative Project Time Line

PLANNING PROPOSAL PROCESS OUTLINE	DATE
Commencement (date of Gateway determination)	August 2019
Timeframe for completion of required additional information	
Timeframe for government agency consultation as required by Gateway determination.	October 2019
Commencement and completion dates for public exhibition period.	October 2019
Timeframe for consideration of submissions	December 2019
Timeframe for consideration of proposal post exhibition	December 2019
Adopted by Council for final submission to Department of Planning	December 2019
Date of submission to the department to finalise the LEP (projected)	December 2019
Date Council will make the plan under delegation (projected)	January 2020
Date Council will forward to the Department for notification (projected)	January 2020

4.2 Recommendation

This Planning Proposal, which describes a 'housekeeping' annual review of *Glen Innes Severn Local Environmental Plan 2012*, has been prepared in accordance with the NSW Department of Planning document 'A guide to preparing planning proposals'.

The Planning Proposal is consistent with the *New England North West Regional Plan 2036* and is consistent with all relevant SEPPs. The Planning Proposal is consistent with the applicable section 9.1 Ministerial Directions other than where indicated in this Planning Proposal. Any inconsistencies are supported and appropriately justified by the provisions of the *New England North West Regional Plan 2036*, Glen Innes Severn Council's adopted *Glen Innes Severn Land Use Strategy 2010* and the environmental assessment undertaken for this Planning Proposal.

It is requested that Council:

- (a) Support this preliminary Planning Proposal based on the information provided in this report; and**

(b) Resolve to refer this preliminary Planning Proposal to the NSW Department of Planning and Environment, requesting a Gateway Determination to endorse its public exhibition.

All relevant strategies, SEPPs and Section 9.1 Directions have been addressed in this Planning Proposal and it is considered that the Planning Proposal may be progressed to exhibition.

Pending endorsement by NSW DPE, the Planning Proposal will be exhibited in accordance with the provisions of the EP&A Act 1979. The outcome of the exhibition will be subsequently reported to Council for determination.



A

MAPS

B

CONSISTENCY WITH SEPPs



Key issues relevant to the Planning Proposal	Consistent / Inconsistent
SEPP No. 44 - Koala Habitat Protection	
<i>Encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range.</i>	<p>Consistent.</p> <p>Any future development arising from the LEP amendment(s) that may impact potential or core Koala Habitat must comply with SEPP 44.</p> <p>Development proposals for new dwellings within land that is identified as potential or core Koala habitat that has an area of 1 ha or greater must be accompanied by a Koala Plan of Management prepared in accordance with SEPP requirements.</p>
SEPP No. 55 - Remediation of Land	
<i>Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated.</i>	<p>Consistent.</p> <p>Development proposals must be accompanied by preliminary or detailed Contamination assessments depending upon previous land uses and the nature of the development. The determining authority must be certain that the land is suitable for a proposed land use.</p> <p>Development for dwellings within agricultural zoned land will require a preliminary contamination assessment.</p>
SEPP (Exempt and Complying Development Codes) 2008	
<i>Streamlines assessment processes for development that complies with specified development standards.</i>	<p>Consistent.</p> <p>The proposed amendment will have no material effect on exempt or complying development. The Rural Housing Code does not permit dwellings as complying development upon</p>



Key issues relevant to the Planning Proposal	Consistent / Inconsistent
	land that has an area of less than the minimum lot size.
SEPP (Rural Lands) 2008	
<p><i>The aim of this policy is to facilitate the orderly and economic use and development of rural lands for rural and related purposes.</i></p> <p><i>The Rural Planning Principles are as follows:</i></p> <p><i>(a) the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas,</i></p> <p><i>(b) recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State,</i></p> <p><i>(c) recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development,</i></p> <p><i>(d) in planning for rural lands, to balance the social, economic and environmental interests of the community,</i></p> <p><i>(e) the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land,</i></p> <p><i>(f) the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities,</i></p> <p><i>(g) the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing,</i></p>	<p>Consistent.</p> <p>The Planning Proposal is consistent with the Rural Planning Principles of the SEPP in that:</p> <p>(a) Applications that comply with the proposed local provisions will ensure the protection of opportunities for current and potential productive and sustainable economic activities in rural areas,</p> <p>(b) The planning proposal arises from the changing nature of agriculture and of trends, demands and issues in agriculture in the Glen Innes Severn LGA,</p> <p>(c) The planning proposal recognises the social and economic benefits of rural land use and development,</p> <p>(d) The planning proposal is an attempt to balance the social, economic and environmental interests of the community,</p> <p>(e) Proper application of the proposed local provisions should ensure the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land,</p>



Key issues relevant to the Planning Proposal	Consistent / Inconsistent
	<p>(f) The planning proposal will provide opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities,</p> <p>(g) Proper application of the proposed local provisions will involve the consideration of impacts on services and infrastructure and appropriate location when providing for detached rural dual occupancy,</p> <p>(h) The PP is consistent with the New England North West Regional Plan 2036 and the Glen Innes Severn Land Use Strategy 2010.</p> <p>The identification of rural holdings with unused dwelling opportunities recognises <i>the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development</i>, including retaining opportunities for rural dwellings in appropriate locations.</p> <p>Correctly mapping rural dwelling opportunities contribute to the <i>provision of opportunities for rural lifestyle, settlement and housing that are beneficial to the social and economic welfare of rural communities</i>.</p>
SEPP No. 65 - Design Quality of Residential Flat Development	
<p><i>Raises the design quality of residential flat development across the state through the application of a series of design principles.</i></p>	<p>N/A</p>



Key issues relevant to the Planning Proposal	Consistent / Inconsistent
SEPP No. 64 – Advertising and Signage	
<p>SEPP No 64 applies to advertising and signage within NSW and the relevant aims of the policy as it applies to this PP are:</p> <p>(1) This Policy aims:</p> <p>(a) to ensure that signage (including advertising):</p> <p>(i) is compatible with the desired amenity and visual character of an area, and</p> <p>(ii) provides effective communication in suitable locations, and</p> <p>(iii) is of high quality design and finish, and</p> <p>.....</p> <p>(d) to regulate the display of advertisements in transport corridors, and</p> <p>(e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.</p>	<p>Consistent</p> <p>As there are no amendments relating to advertising or signage, the PP is considered to be consistent with the SEPP.</p>
SEPP INFRASTRUCTURE 2007	
<p>SEPP (Infrastructure) is a wide ranging document that covers a myriad of issues and processes. None of the actions within this PP are directly affected by this SEPP and therefore the PP is considered to be consistent with the SEPP.</p>	<p>Consistent.</p>
SEPP (Affordable Rental Housing) 2009	
<p>Permissibility of group homes; development standards for various forms of affordable housing.</p>	<p>Consistent.</p> <p>The SEPP will operate where secondary dwellings are permissible with consent in the R1 zone.</p>

C

CONSISTENCY WITH S9.1 DIRECTIONS



SECTION 9.1 DIRECTION	CONSISTENCY OF THE PLANNING PROPOSAL
1. EMPLOYMENT AND RESOURCES (DIRECTIONS 1.3 and 1.4 DO NOT APPLY TO THIS PP)	
Direction 1.1 Business and Industrial Zones	
Applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).	<p>CONSISTENT</p> <p>This planning proposal will not affect Business or Industrial Zoned land in any manner listed in this S9.1 Direction.</p>
Direction 1.2 Rural Zones	
<p>The objective of this direction is to protect the agricultural production value of rural land. A draft LEP shall:</p> <p>a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.</p> <p>b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village).</p>	<p>CONSISTENT</p> <p>The proposal does not contain any provisions to rezone rural land or increase the permissible density of rural land.</p> <p>This planning proposal will not change the zone of any rural zoned land. It will allow an additional detached dwelling on land where an additional attached dwelling is already permitted.</p> <p>It will therefore not alter the density of rural dwellings but the way in which they can be located on the land. Proper application of the proposed local provisions should ensure that it can only occur on appropriate rural sites.</p>
Direction 1.5 Rural Lands	
<p>The objectives of this direction are to:</p> <p>a) protect the agricultural production value of rural land,</p> <p>b) facilitate the orderly and economic development of rural lands for rural and related purposes.</p> <p>This direction applies when:</p> <p>a) a council prepares a draft LEP that affects land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or</p> <p>b) a council prepares a draft LEP that changes the existing minimum lot size on land within a rural or environment protection zone.</p>	<p>CONSISTENT</p> <p>This PP affects land zoned RU1 Primary Production. It will not affect the minimum lot size that applies to that zone. It is consistent with the Rural Planning Principles listed in State Environmental Planning Policy (Rural Lands) 2008 as follows:</p> <p>(a) Applications that comply with the proposed local provisions will ensure the protection of opportunities for current and potential productive and sustainable economic activities in rural areas,</p> <p>(b) This part of the PP arises from the changing nature of agriculture and of trends, demands and issues in agriculture in the Glen Innes Severn LGA,</p> <p>(c) The PP recognises the social and economic benefits of rural land use and development,</p> <p>(d) The PP is an attempt to balance the social, economic and environmental interests of the community,</p> <p>(e) Proper application of the proposed local provisions should ensure the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the</p>



SECTION 9.1 DIRECTION	CONSISTENCY OF THE PLANNING PROPOSAL
	<p>importance of water resources and avoiding constrained land,</p> <p>(f) The PP will provide opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities,</p> <p>(g) Proper application of the proposed local provisions will involve the consideration of impacts on services and infrastructure and appropriate location when providing for detached rural dual occupancy,</p> <p>(h) The PP is consistent with the New England North West Regional Plan 2036 and the Glen Innes Severn Land Use Strategy 2010.</p>
2. ENVIRONMENT AND HERITAGE (DIRECTIONS 2.2 and 2.5 DO NOT APPLY TO THIS PP)	
Direction 2.1 Environment Protection Zones	
<p><i>The direction requires that a draft LEP shall include provisions that facilitate the protection and conservation of environmentally sensitive areas.</i></p> <p><i>A draft LEP that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP shall not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land).</i></p>	<p>CONSISTENT</p> <p>The PP has no impact on environmental zoned land.</p>
Direction 2.3 Heritage Conservation	
<p><i>The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</i></p> <p><i>A planning proposal shall contain provisions that facilitate the conservation of:</i></p> <p>a) <i>items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,</i></p> <p>b) <i>Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and</i></p> <p>c) <i>(c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the council, which identifies the</i></p>	<p>CONSISTENT</p> <p>The PP identifies additional properties with heritage significance to be included in Schedule 5 Environmental Heritage of the GIS LEP 2012.</p>



SECTION 9.1 DIRECTION	CONSISTENCY OF THE PLANNING PROPOSAL
<i>area, object, place or landscape as being of heritage significance to Aboriginal culture and people.</i>	
Direction 2.4 Recreation Vehicle Areas	
<i>The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.</i>	<p>CONSISTENT</p> <p>The PP is consistent with this direction in that there are no clauses or provisions that enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the Recreation Vehicles Act 1983).</p>
3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT (DIRECTIONS 3.5 and 3.6 DO NOT APPLY TO THIS PP)	
Direction 3.1 Residential Zones	
<p>A planning proposal must include provisions that encourage the provision of housing that will:</p> <ul style="list-style-type: none"> a) broaden the choice of building types and locations available in the housing market, and b) make more efficient use of existing infrastructure and services, and c) reduce the consumption of land for housing and associated urban development on the urban fringe, and d) be of good design. <p>(5) A planning proposal must, in relation to land to which this direction applies:</p> <ul style="list-style-type: none"> a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and b) not contain provisions which will reduce the permissible residential density of land. 	<p>CONSISTENT</p> <p>Application of a Minimum Lot Size provision to land zoned R1 in Glen Innes (Item 1) corrects an error within GISC LEP 2012, to provide clear planning controls for the affected land.</p>
Direction 3.2 Caravan Parks and Manufactured Home Estates	
<p>The objectives of this direction are:</p> <ul style="list-style-type: none"> - to provide for a variety of housing types, and - to provide opportunities for caravan parks and manufactured home estates. 	<p>CONSISTENT</p> <p>The PP is consistent with this Direction in that it provides opportunities for the development of caravan parks in the RE1 Public Recreation zone.</p>
Direction 3.3 Home Occupations	
<p>The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.</p> <ul style="list-style-type: none"> - Planning Proposals shall permit home occupations to be carried out in dwelling 	<p>CONSISTENT</p> <p>The PP is consistent with this Direction. Permissibility of home occupations in all relevant zones are not affected or altered by this PP.</p>



SECTION 9.1 DIRECTION	CONSISTENCY OF THE PLANNING PROPOSAL
houses without the need for development consent.	
Direction 3.4 Integrating Land Use and Transport	
<p>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</p> <ul style="list-style-type: none"> a) improving access to housing, jobs and services by walking, cycling and public transport, and b) increasing the choice of available transport and reducing dependence on cars, and c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and d) supporting the efficient and viable operation of public transport services, and e) providing for the efficient movement of freight. <p>This direction applies when a council prepares a draft LEP that creates, alters or removes a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</p>	<p>CONSISTENT</p> <p>This direction applies as the PP seeks to apply a Minimum Lot Size to certain lands, which is correcting an omission within the current LEP. The development potential of the affected lands is therefore clarified. Correction of this error will not be detrimental to Land Use and Transport Management strategies which apply to the affected land.</p>
4. HAZARD AND RISK (DIRECTION 4.1 DOES NOT APPLY TO THIS PP)	
Direction 4.2 Mine Subsidence and Unstable Land	
<p>The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.</p>	<p>CONSISTENT</p> <p>The PP is consistent with the Direction. There are no known areas of mine subsidence or unstable land in the study area.</p>
Direction 4.3 Flood Prone Land	
<p>The objectives of this direction are:</p> <ul style="list-style-type: none"> a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land. <p>This direction applies when a council prepares a draft LEP that creates, removes or alters a zone or a provision that affects flood prone land.</p>	<p>CONSISTENT</p> <p>The PP is consistent with this direction.</p>
Direction 4.4 Planning for Bushfire Protection	



SECTION 9.1 DIRECTION	CONSISTENCY OF THE PLANNING PROPOSAL
<p><i>This direction applies when a council prepares a draft LEP that affects, or is in proximity to land mapped as bushfire prone land.</i></p> <p><i>A draft LEP shall:</i></p> <ul style="list-style-type: none"> <i>a) have regard to Planning for Bushfire Protection 2006,</i> <i>b) introduce controls that avoid placing inappropriate developments in hazardous areas, and ensure that bushfire hazard reduction is not prohibited within the APZ.</i> 	<p>CONSISTENT</p> <p>Parts of the land parcels relevant to this PP are mapped as Bush Fire Prone Land. Future development within bushfire prone land will be referred to the NSW RFS as required under s100B of the <i>Rural Fires Act 1997</i> and s79BA of the <i>EP&A Act 1979</i>.</p>
5. REGIONAL PLANNING (DIRECTIONS 5.1 TO 5.10 INCLUSIVE DO NOT APPLY TO THIS PP)	
6. LOCAL PLAN MAKING	
Direction 6.1 Approval and Referral Requirements	
<p><i>This direction aims to minimise concurrence and referral application to Ministers and public authorities and not classify designated development unless significant impact is likely.</i></p>	<p>CONSISTENT</p> <p>The Planning Proposal does not include any additional referral requirements.</p>
Direction 6.2 Reserving Land for Public Purposes	
<p><i>This direction requires land to be reserved for public purposes in accordance with the latest directions of the relevant authority.</i></p>	<p>CONSISTENT</p> <p>The PP does not create or reduce existing zonings or reservations of land for public purposes. The provisions of the RE1 Public Recreation Zone is affected by the addition of camping grounds and caravan parks (Item #) as activities permissible with consent. This item is consistent with the land use table and objectives of the RE1 Public Recreation zone.</p>
Direction 6.3 Site Specific Provisions	
<p><i>This direction discourages unnecessarily restrictive site controls.</i></p>	<p>CONSISTENT</p> <p>The PP does not recommend any changes to existing provisions of the LEP, that would lead to restrictive site controls outside of current LEP/DCP provisions.</p>
7. METROPOLITAN PLANNING (DIRECTIONS 7.1 TO 7.10 INCLUSIVE DO NOT APPLY TO THIS PP)	

D

HERITAGE ANALYSIS

Deepwater

Deepwater Racecourse

Address: 6 Torrington Road,
Deepwater
NSW 2371
Parish: Deepwater
County: Gough

The large area of fenced land includes a racecourse with rail fencing, a timber grandstand and structures related to horse racing. The first race was held on this area of land in 1866 when the owner of the historic 'Deepwater Station' agreed for the Deepwater Inn publican to stage a race meeting on the corner of his property. The Deepwater Jockey Club constructed the grandstand in 1911. The club purchased the land, 188 acres, from the 'Deepwater Estate' in 1927. Apart from the race meetings, the racecourse has the venue for school and community sports days, patriotic Days during World War 2, the Red Cross, the Deepwater Public School P. and C., Bushmen's Carnival and fund raising for the Deepwater churches.

Dundee

Dundee Hall; former Public School

Severn River Road,
Dundee
NSW 2370
Parish: Severn
County: Gough

The Dundee School was opened as a Public School from August 1853 to August 1855; January 1875 to December 1931; a Half-Time School with Dundee Rail January 1932 to May 1933; a Provisional school November 1944 to November 1953 and a Public School from December 1953 to May 1974.

The Dundee Community Hall is a large timber structure with a gabled roof which has been attached to the former Dundee Public School to form a community hall. There was an earlier School of Arts dating from 1906. A larger hall was constructed late in 1922 but in 1978 the hall committee informed the Severn Shire Council that it was not in a financial position to repair the hall. The committee successfully requested a transfer of the Dundee Public School buildings and land from the Department of Education to the Progress Hall Committee as a recreation centre. The Dundee Hall Committee and Progress Association combined to build a new hall adjoining the school building. Construction of the hall commenced in July 1978 with a large contribution of voluntary work from the Dundee community.

Set within the grounds of the community hall on the northern side is a large granite rock set in concrete with six attached plaques: 1. The early flour mill; 2. Sporting events and Public Halls; 3. Early residents of Dundee 1839-1920; 4. Pioneering families of Dundee; 5. Foundation plaque and 6. War services of residents in the Boer War, 1914-1918, 1939-1945, Korea and Vietnam. Within the hall are a number of Honour Rolls formerly associated with the Dundee Public School and the early School of Arts.



Glencoe

Glencoe Community Hall: Former Glencoe Public School

8008 New England Highway

Glencoe 2370

Parish: Ben Lomond

County: Gough

Description

The former Glen School was opened as a Half-Time School with Graham's Valley in November 1880 and was converted to a Public School in July 1884. It closed in June 1966. It was located on the northern side of the Glencoe Village. Later it was re-located to the community reserve at its present location. The existing building was constructed in 1935 and is typical of the timber buildings constructed at this period. It has undergone some minor alterations but its scale and architectural detail demonstrates how country school buildings were constructed. The building has much social significance to the community and this continues on in this re-adaptive building as a community hall.

Today it houses the Honour Roll dedicated to the ex-students who served in the Great War. It was unveiled by Lieut-Colonel Abbott in June 1921. A second Honour Roll is a small metal Honour Roll listing the names of the Manchester Unity Independent Order of Oddfellows, the Loyal Pride of Glencoe Lodge. It was dedicated a year earlier in March 1920.

Grey Street Culvert

Road Reserve located one kilometre north of the Glen Innes Township

Grey Street

Glen Innes

Parish: Glen Innes

County: Gough

Description.

This brick culvert is a rare example of a small culvert on the former Great Northern Road. The present New England Highway, proclaimed in March 1933, now proceeds along Church Street on the eastern side of Grey Street. This section of the linking road on Grey Street was important for horse coaches and vehicles to proceed north of Glen Innes. The town offered much hotel accommodation for overnight stops.

The present day culvert is constructed of two types of bricks and was initially constructed by gangs working for the State Government. In early days it would have been constructed of timber, but as the Glen Innes brickyards developed in the 1880s, bricks became available for the construction of buildings, bridges and culverts. It would be some eighty years old.

Matheson

Matheson Presbyterian Church

Waterloo Road

Matheson

NSW 2370

County: Gough

Parish; Waterloo

On 23 April 1925, the Reverend E.N. McKie of Guyra unveiled the foundation stone of the new Presbyterian Church at Matheson. Mr John Sinclair of 'Waterloo Station', presented the brick building to the Presbyterian, which was erected in memory of the late Reverend Archibald, the first primate in the north, at the dedication service held on 21 October 1925.

The brick church was constructed in an English Gothic style. On the western end is a porch with a gable and a wrought iron finial. The brickwork is of a tapestry pattern with cement bands. There is a picture frame effect from the Gothic windows. Internally there are plastered walls, a metal ceiling of a Gothic pattern with a raised platform on the eastern end with a central oak platform and a vestry at the rear of the pulpit.

Pinkett

Pinkett Hall

3998 Pinkett Road,
Pinkett via Glen Innes
NSW 2370
Parish: Yarrow
County: Gough

Description:

The Pinkett Hall is located within the Pinkett Recreation Reserve. The timber hall has a galvanised gabled roof with a brick front, typical of country halls found throughout NSW. An air vent is set with the gable and it has a sign Pinkett Hall, 1921. The Pinkett Progress Association formed a hall committee and took action to construct a memorial dedicated to the district soldiers who served in World War 1. The War Memorial Hall was opened in February 1921. In 1938 a supper room was constructed and a brick façade, funded by 1988 Bicentennial Grant and the Glen Innes Severn Council assisted by the community, was constructed at the entrance to the hall.

Today the hall houses two Honour Rolls. A World War 1 honor roll was unveiled in the Pinkett Hall on Friday 21 September 1923 by Lieut-Colonel P.P. Abbott. A World War Two Honour Roll with the names of Pinkett residents who served in World War 2 was dedicated in 1954.

Rangers Valley

Rangers Valley Homestead

1304 Rangers Valley road
Rangers Valley
NSW 2370

Description:

The 'Rangers Valley Station' in the New England Region dates from 1838 and there is some evidence to suggest that there was an early homestead dating from 1885. Early in February 1907, the noted Glen Innes Architect, J.F. O'Connor called tenders for construction of a new homestead at Rangers Valley. The *Glen Innes Examiner* reported was shown the plans of the residence and the *Glen Innes Examiner*, 12 April 1907 reported: the building is in the Elizabethan style, and will be, when completed, a fine structure. The contract has been let to Mr Kearsey ... The large colonial homestead is constructed with a front porch and two large wings typical of the O'Connor



architectural style. At present the front porch is covered in. It has a gable galvanised iron roof with an open courtyard at the rear. The homestead is set within a mature garden setting.

Wellingrove

Wellingrove Presbyterian Cemetery

Polhill Road

Wellingrove

NSW 2370

Allotment 1 of section 29.

Description

The Wellingrove Presbyterian Cemetery is located in the grounds of the early Presbyterian Church which was the first Presbyterian Church in the New England Region. It was opened for worship in 1866. The headstones have some twenty-three inscriptions dating from 1860. The reserve no. 26078, an area of 1 acre and 20 perches, being allotment 1 of section 29, was notified for a general cemetery on 5 June 1897.

Wellingrove Memorial Hall

917 Polhill Road

Wellingrove

NSW 2370

Description

In August 1925 the Wellingrove residents decided to erect a hall to serve two purposes: to house the honor roll and to be a permanent memorial of the Wellingrove district men who served in the Great War. The timber gabled building measuring 50 feet by 25 feet with a wide verandah was opened in January 1927. The honor roll which was temporarily located in the Wellingrove Public School in December 1915 was moved into the hall on the occasion of the hall's opening. Today the hall also houses the World War 2 Honour Roll which was unveiled on 16 November 1946.

Reinstate the following heritage items identified in the 1991 LEP:

Glen Innes

Commercial building: Former State Bank

245 Grey Street,

Glen Innes 2370

Statement of Significance:

The former State Bank has landmark, streetscape, architectural, aesthetic, social and representative significance. The banking building is 'one of the town's larger commercial buildings, restrained in design and therefore less prominent, but contributing to the diversity of architectural periods and styles represented in the precinct'. (Grey Street Precinct Study) The building is significant in the history of the economic development of Glen Innes and the banking history of NSW. The banking chambers and residence demonstrate a period when banks emphasised its presence in a rural setting by providing a personal service as well as the presence of a bank manager and his family who lived in the residence. Social significance arises from the customer service and the relationship developed

with the bank staff and manager. The manager and his family also played an important social role within the community.

Description:

This two-storey bank building is constructed of brick with a high dominant front façade and constructed in a restrained art deco style. It is an example of the inter-war functionalist style and introduces a more modern element to the town centre. It is interesting for its stylistic contribution. It is austere in design but very formally conceived relying on excellence of its brickwork for effect. The austere facade is enlivened by string-courses and decorative panels of brickwork. It has a wrought iron gate to the side path.

Cottage:

190-192 Ferguson Street
Glen Innes
NSW 2370

Statement of significance:

According to the 1990 Glen Innes Heritage study, the two residences had landmark, historic, social, architectural, research and rarity value. The two buildings contributed to the streetscape because of the architectural detail and their location in relation to the road leading to Inverell. With paired residences, it had group value. The pair of buildings had landmark value because of the rarity of architectural detail and location. Social significances arose from their continued use as a residence. The unusual buildings could be researched as rare alm's house in Glen Innes. The buildings represented the diversity of architecture that can be found in Glen Innes. Since the earlier, study. The building on no. 184-186 burnt down and the no. 190-192 building still survives.

Description:

The earlier two buildings were constructed of weatherboard and galvanised iron with a high external brick chimney. The high gabled roof and architectural is distinctive. Originally built in a U shape, the verandah has been enclosed with two entrance ways.

Minor Correction:

New England Club (former Villa)

Change 94 West Avenue to 98 West Avenue

Two Grey Street Culverts north of Glen Innes (1.39 and 1.61 kms north of the Post Office)

The two brick culverts in Grey Street have landmark, historical association, rarity, research and representative significance. Grey Street was once the New England Highway when traffic was diverted through the centre of town. These two culverts have the same distinctive patterns of brickwork above and under the ground. Underground the early brickwork has survived as in most other cases this work has been replaced by concrete pipes. The brickwork above the ground is typical of the bricks used during the early post World War 2 period. Under the road, the brickwork is rare because of the quality of workmanship and quality of bricks; thus, it has high archaeological research value.

Grey Street Culvert (corner of Bourke Street)

This large underground culvert in Grey Street within the CBD has landmark, historical association, rarity and research significance. Its construction is related to the development of the Glen Innes CBD and is constructed of rare brickwork. As such it has archaeological significance as most culverts now are made of concrete. It demonstrates an important link between early Glen Innes tradesmen and the bricks made in the Glen Innes brickworks which dates from the 1870s.

Timber Bridge, Mann River, Red Range Road

The Mann River timber bridge has historical association, landmark, social, research, rarity and representative significance. Once Shire Councils were formed in 1906 throughout NSW, a major responsibility was to construct timber bridges over the numerous creeks and rivers. Highly skilled timber construction gangs were created to perform this task. An early large timber bridge over the Mann river dated from 1911-1912. During the Great Depression period, many bridges were rebuilt as 'Depression Projects'. The new timber bridge was built by the contractors, the Kennedy Bros. from 1936-1936 after the Severn Shire Council received a Government Grant. The remains of this bridge have survived and in the past Shire Councils removed the timber structure to make way for a new concrete structure. These bridge remains provide the opportunity to research the use of timber and the design of the structure.

Former Railway Bridge (north of Glencoe)

This brick and steel small road bridge was constructed to make use of the narrow railway cutting. It has landmark, historical association, rarity, research and representative significance. As the railway moved north of Armidale towards Tenterfield, costs had to be reduced by constructing timber bridges. However in this case it is a brick small road bridge and demonstrates the need to construct a sweeping bridge for the use of coaches and horse/bullock wagons. It provides the opportunity to research the variety of road bridges constructed to cross the railway line as well as the use of brick and steel. Its construction is representative of the period when colonial governments saw the need to develop both rail and road transport.