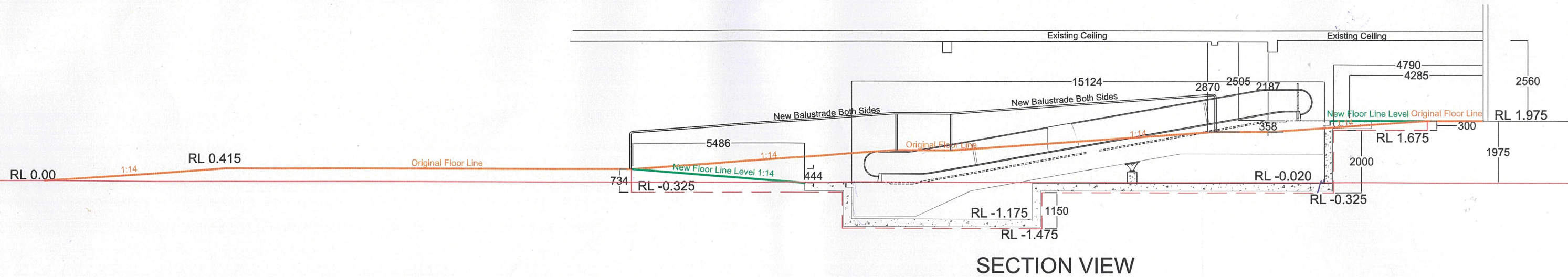
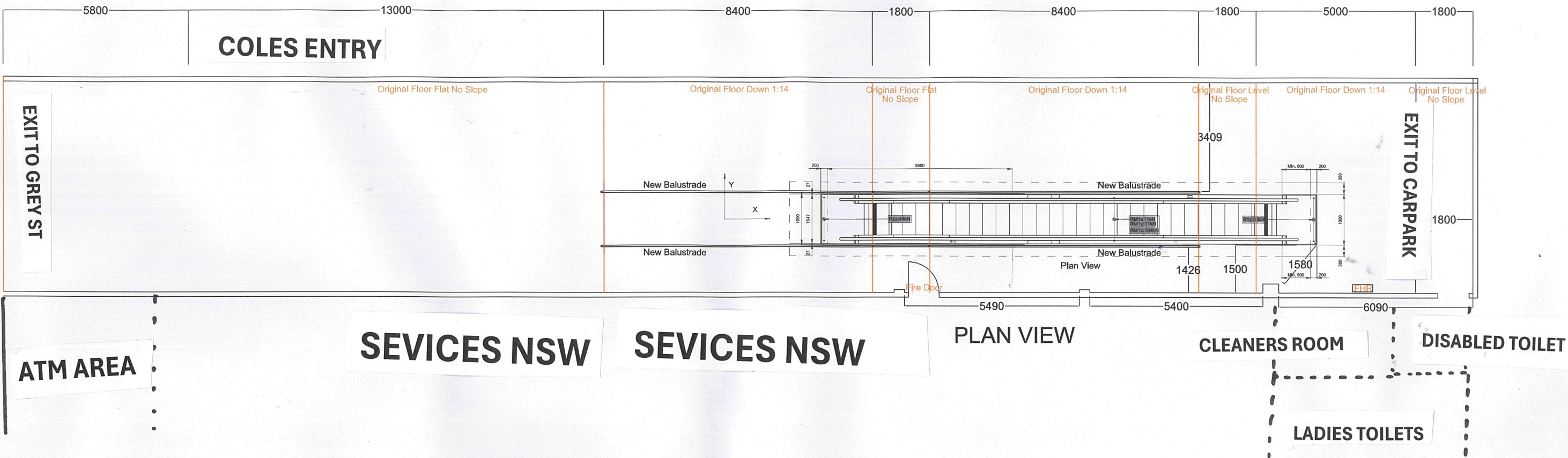


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New England Properties

Mackenzie Mall, Glen Innes

**Proposed Travellator Install
Layout & Section View**

Revision

1 | DA Lodgement | 21/07/2026

MP Whitton
Malcolm Whitton BE Civil MIE Aust 2544790

Surveyed:
Designed: EBDS
Drawn: MW
Checked: CLIENT
Datum Assumed
Scale: Custom
Date: 21/07/2026

Amendment

DA

Drawing No
2026-30
S - 01

Ambrose Hallman

Date: 22 July 2026

25 Ailsa Crescent

Armidale New South Wales 2350

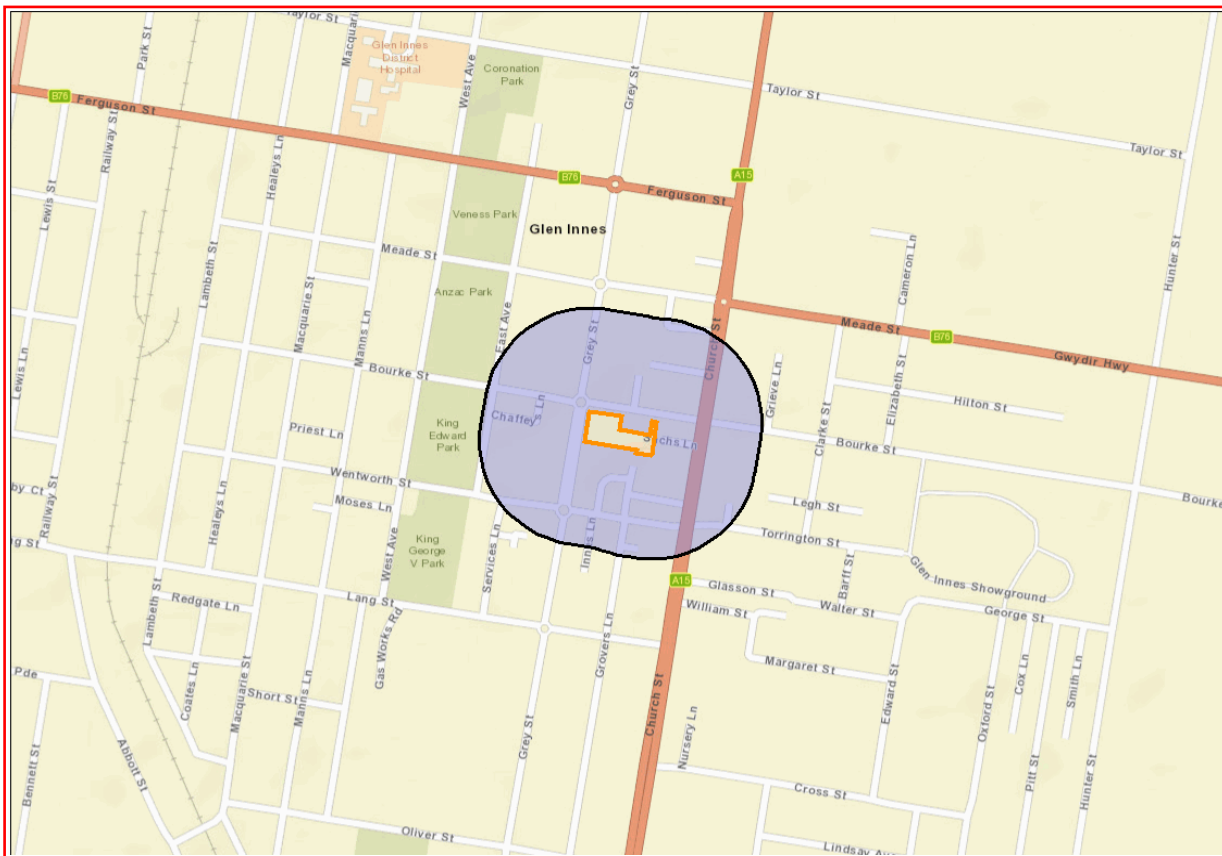
Attention: Ambrose Hallman

Email: info@ambrosebds.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 1, DP:DP883564, Section : - with a Buffer of 200 meters, conducted by Ambrose Hallman on 22 July 2026.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Heritage Impact Assessment

The proposed installation of a travelator within the existing arcade area of the Mackenzie Mall will not result in a significant adverse impact on the heritage significance of the item.

The heritage significance of the building is primarily derived from its prominent corner location within the Grey Street streetscape, its long-standing association with commercial activity in Glen Innes, its connection to the Mather, Gilchrist, Utz and Mackenzie families, and its representation of a substantial late Victorian country department store. These significant heritage values are largely embodied in the building's external form, scale, streetscape presence, historic associations and surviving architectural fabric, including elements of the original façade and shopfront detailing.

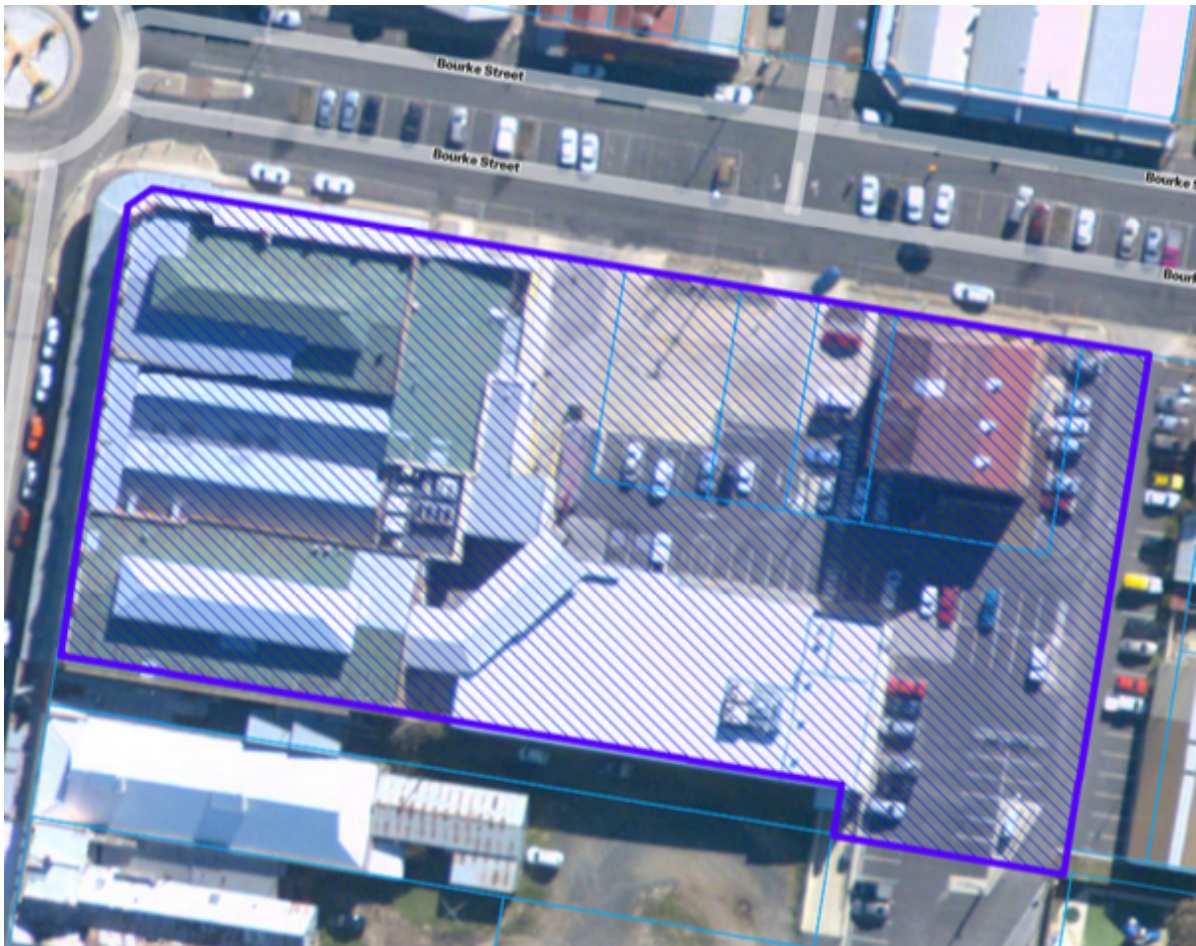
The proposed works are confined to the interior arcade area and do not require alterations to the principal Grey Street or Church Street elevations, parapets, roof form, surviving leadlight shopfront elements, rendered detailing, or other key features that contribute to the heritage significance of the item. The development will not alter the building's landmark qualities, its contribution to the Grey Street Heritage Conservation Area streetscape, or the ability to appreciate the building as a former department store.

It is noted that the interior of the building has been subject to previous alterations, including the redevelopment of the arcade in 1984 and the removal of the original staircase in 1999. The arcade area therefore contains a lower level of intact original fabric than other elements of the building. The proposed travelator represents a contemporary intervention within an area that has already undergone substantial modification and will not diminish the understanding of the building's historical development.

Importantly, the proposal will facilitate improved accessibility and circulation within the building, supporting its ongoing commercial use. Continued active use is consistent with the heritage significance of the item, which derives in part from its long history as a retail and commercial enterprise serving the Glen Innes community. The proposal therefore supports the ongoing viable use and conservation of the heritage item.

Accordingly, the proposed travelator is considered to have a negligible heritage impact and will not adversely affect the significance, character, or heritage values of the Mackenzie Mall heritage item.

Statement of Environmental Effects



Installation of a New Travelator

**Lot 1 DP 883564
217 Grey Street Glen Innes**

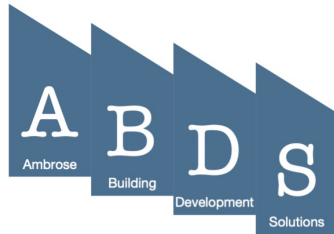
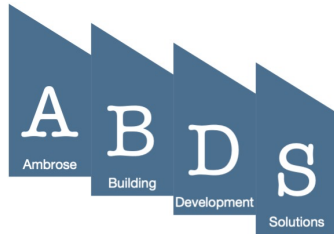


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Summary

Site

Address	217 Grey Street Glen Innes
Description	Lot 1 DP 883564
Area	6514 m ² approx.
Current Use	Commercial

Planning Details

Zoning	E1 Local Centre
Local Environmental Plan	Glen Innes Severn Local Environmental Plan 2012
Application Type	Local Development

Constraints

Bushfire Prone	No
Flooding Prone	No
Heritage Item	Yes
Indigenous Heritage	No
Heritage Conservation	No
Biodiversity Values Map	No
Acid Sulfate Soil	No
Height of Building (LEP)	No
Minimum Lot Size	No
Contamination	No
Mine Subsidence Area	No

Development Details

Proposed Development	Installation of a new Travelator
Cost of Works	\$160,000

Proposed Development

The proposed development seeks consent to install a new travelator in the existing commercial premises.

The Site

The subject site, Lot 1 DP 883564, is known as 217 Grey Street, Glen Innes. The subject site is located on the corner of Grey and Bourke Streets, in the centre of Glen Innes in the Glen Innes Severn Council Local Government Area. Figure 1 illustrates its location in relation to the Glen Innes Central Business District.

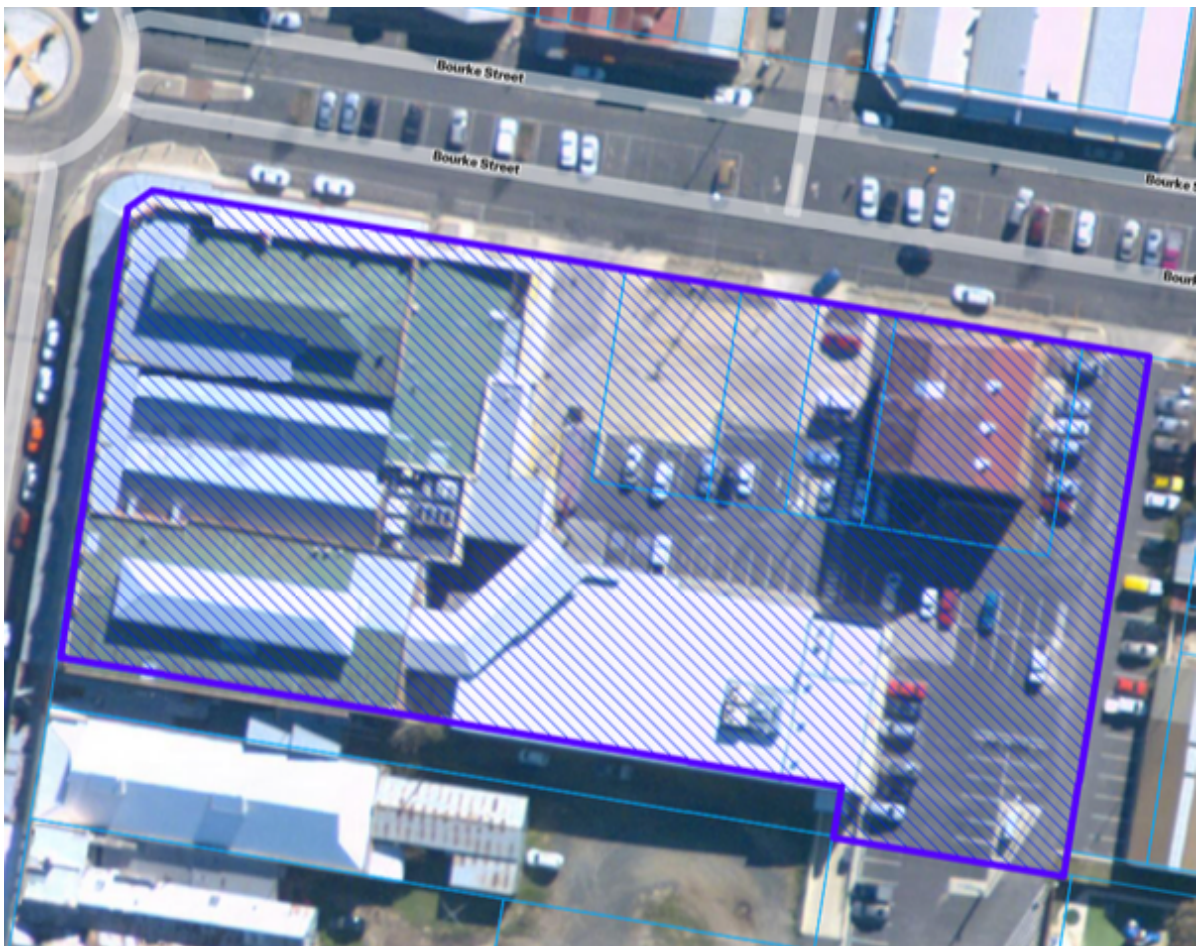


Figure 1 Subject Site

Existing structures on the Site

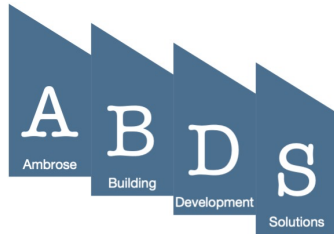
A two-storey commercial building is erected on the site, which is the heritage-listed Mackenzie Mall.

Surrounding Development

The site is located within the commercial Central Business District of Glen Innes, which consists of single and two-storey commercial buildings, many of which are listed as heritage items. The surrounding development and properties are shown in Figure 2.



Figure 2 Location of Subject Site



Site Constraints

The following planning site constraints apply or affect the development site.

- The site is zoned E1 Local Centre.
- The site is listed as a heritage item, being Mackenzie Mall.

Potential Impacts / Main Issues

- Noise from proposed night-time work.

Referrals and Other Approvals

Concurrences and Integrated Development

The development is not classified as integrated development under Section 4.46 of the Environmental Planning and Assessment Act 1979.

The development does not require concurrences under any environmental planning instrument.

Referrals

The development does not require any referrals under any environmental planning instrument.

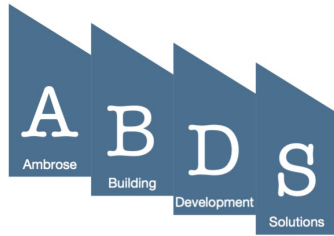
Other Approvals

Section 138 Application to occupy road reserve
Construction Certificate
Occupation Certificate

Planning Matters

Biodiversity Conservation Act 2016

The Biodiversity Conservation Act 2016 has three triggers that determine if a Biodiversity Assessment Report (BDAR) is required to be submitted with a Development Application. The three triggers applicable to the subject site are detailed below:



1. Area Clearance.

- In the event a property does not have a minimum lot size established under an environmental planning instrument, the clearance threshold is determined by the lot size, in this case, 6514 m².
- The threshold for clearing, above which the BAM and offsets scheme applies, is 0.25 ha.
- The proposed development will not involve clearing vegetation greater than 0.25 ha.

2. Biodiversity Values Map

- The subject site has no land identified on the Biodiversity Values Map.

3. Test of Significance.

- The proposed development involves installing a travelator within the building on a commercial site with no vegetation, so it is not considered likely to significantly affect threatened species or ecological communities.

The proposed development does not trigger the thresholds under the Biodiversity Conservation Act 2016.

Environmental Planning Policies

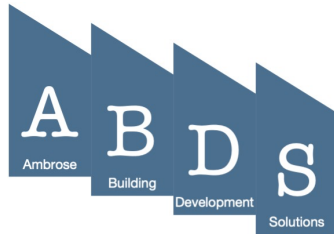
The following State Environmental Planning Policies apply to the proposed development.

- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 3 Koala Habitat Protection 2020

This chapter does not apply to this application because the land is zoned E1 Local Centre, which is not a nominated zone.



Chapter 4 Koala Habitat Protection 2021

This chapter does not apply to land within the E1 Local Centre zone, so no further assessment is required under this chapter.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of Land

The subject site is not identified on the EPA's list of contaminated sites. The site's existing use as a commercial premises and carpark is unlikely to have resulted in site contamination.

Clause 4.5 of the Resilience and Hazards SEPP requires the consent authority to consider the following:

- a) *whether the land is contaminated.*

The subject site is not identified on the EPA's list of contaminated sites. Due to the commercial premises use, the likelihood of contamination is considered low; therefore, the risk is considered minimal.

- b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the development is proposed to be carried out,*

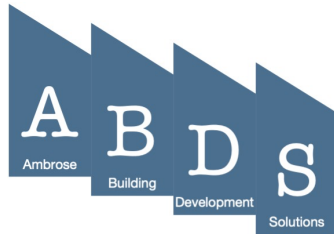
Not applicable.

- c) *If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Not applicable.

2. *Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subsection (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.*

Not applicable; the proposed development does not involve a change of use; therefore, this clause does not require a site investigation report.



State Environmental Planning Policy (Sustainable Buildings) 2022

Chapter 3 Standards for Non-Residential Development

This chapter applies to all non-residential development with an estimated cost of \$5 million or more, or alterations and additions with an estimated cost of \$10 million or more. Since the estimated cost of the proposed development is \$160,000, this chapter does not apply.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Section 2.48 Determination of development applications—other development

This development application does not propose any works that would trigger a referral under Section 2.48.

Local Environmental Plan

Glen Innes Severn Local Environmental Plan 2012

Land Use Zones - Permissibility of Development

The subject site is zoned E1 Local Centre under Glen Innes Severn Local Environmental Plan 2012 (GISLEP12), Figure 3.

The site is currently used by a range of commercial premises, including shops, offices, Service NSW and the Coles supermarket. The E1 Local Centre lists commercial premises as permitted with consent. As the proposed travelator is considered ancillary to the commercial premises operating from the site, it is permitted with consent.

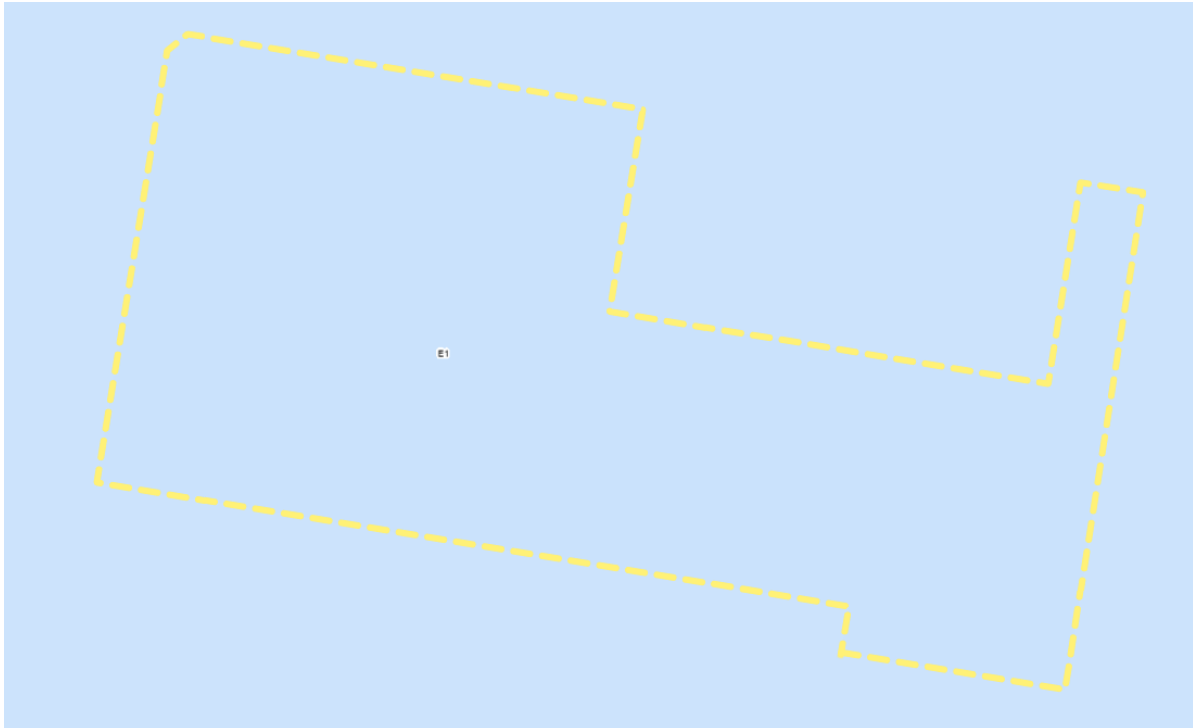


Figure 3 Zoning Map

2.3 Zone Objectives and Land Use Table

This Clause requires the consent authority to have regard to the objectives of the relevant zone. The objectives of the E1 Local Centre zone are:

- *To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.*
- *To encourage investment in local commercial development that generates employment opportunities and economic growth.*
- *To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.*
- *To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.*

The proposed travelator is not considered to be inconsistent with the zone objectives and should be complementary to the commercial premises operating on the site.

5.10 Heritage Conservation

The site is identified as a heritage item I080 with local significance under GISLEP12 being Mackenzie Mall. The statement of significance of the building states:

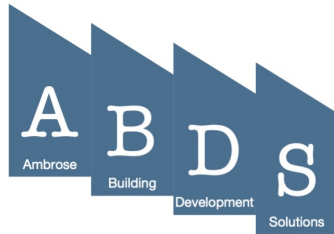
“This two-storey commercial building occupying a prominent corner has landmark, streetscape, architectural, aesthetic, social and representative significance. 'The most expansive commercial building in Glen Innes, prominent in Grey Street and significant as the site of commercial activity in Glen Innes since white settlement. Although the building would be enhanced by the reconstruction of its original verandah/awning, its townscape and historic significance are indisputable'. (Grey Street Precinct Study'. Its townscape and historic significance are indisputable because of the association with Mather and Gilchrist, Utz and Mackenzie families. Social significance arises from the continued use of the building as a commercial enterprise and the customer service developed with Glen Innes and district communities. The construction of this building and the history of its owners provides the opportunity to research the various architectural changes and the history of the Department Store and its various owners. The building is representative of the large Department Stores that were once found in many country towns.”

The heritage listing also mentions the following as alterations that have occurred on and within the building which have impacted the heritage significance.

A large two-storey painted brick building with rendered trim situated on a corner block. It has curved pediments atop the plain façade. Some sections of the Art Deco shopfront has good leadlight work surviving. This includes 'Mercery, Mackenzie and Sons and Drapery'. It is an extensive two-storey late Victorian department store with later extensions to match the earlier building. The parapet is higher over the front entrance. In 1984 internal re-development occurred to the arcade. It once had a fine internal staircase to the first floor lit by lanterns. This was removed in 1999 and placed in storage. Suspended awnings have replaced an earlier post supported awning and large aluminium windows have been installed. There is a metal Wunderlich ceiling under the awning, and the building has a galvanised iron roof.

The proposed installation of a travelator within the existing arcade area of the Mackenzie Mall will not result in a significant adverse impact on the heritage significance of the item.

The heritage significance of the building is primarily derived from its prominent corner location within the Grey Street streetscape, its long-standing association with commercial activity in Glen Innes, its connection to the Mather, Gilchrist, Utz and Mackenzie families, and its representation of a substantial late Victorian country department store. These significant heritage values are largely embodied in the



building's external form, scale, streetscape presence, historic associations and surviving architectural fabric, including elements of the original façade and shopfront detailing.

The proposed works are confined to the interior arcade area and do not require alterations to the principal Grey Street or Bourke Street elevations, parapets, roof form, surviving leadlight shopfront elements, rendered detailing, or other key features that contribute to the heritage significance of the item. The development will not alter the building's landmark qualities, its contribution to the Grey Street streetscape, or the ability to appreciate the building as a former department store.

It is noted that the interior of the building has been subject to previous alterations, including the redevelopment of the arcade in 1984 and the removal of the original staircase in 1999. The arcade area therefore contains a lower level of intact original fabric than other elements of the building. The proposed travelator represents a contemporary intervention within an area that has already undergone substantial modification and will not diminish the understanding of the building's historical development.

Importantly, the proposal will facilitate improved accessibility and circulation within the building, supporting its ongoing commercial use. Continued active use is consistent with the heritage significance of the item, which derives in part from its long history as a retail and commercial enterprise serving the Glen Innes community. The proposal therefore supports the ongoing viable use and conservation of the heritage item.

Accordingly, the proposed travelator is considered to have a negligible heritage impact and will not adversely affect the significance, character, or heritage values of the Mackenzie Mall heritage item.

7.3 Essential Services

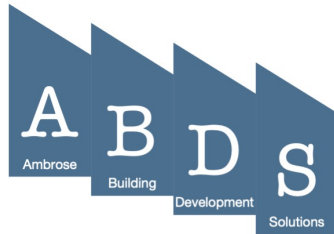
Water Supply

The existing property has a reticulated water supply to which the existing building is connected.

Sewerage Disposal

The existing property and buildings are connected to the Council's sewage infrastructure.

Stormwater Disposal



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This proposed development will not alter the stormwater disposal from the existing building.

Electricity Supply

The property has both underground and aboveground electricity supply lines present in Grey and Bourke Streets and Grovers Lane. This will be unaltered by this proposed development.

Suitable Road Access

The existing road access to the site will remain unaltered by this development.

Development Control Plans

Glen Innes Severn Development Control Plan 2012 (GISDCP12) applies to the site, with the applicable chapters considered below:

Chapter 6 Development in Commercial and Industrial Areas

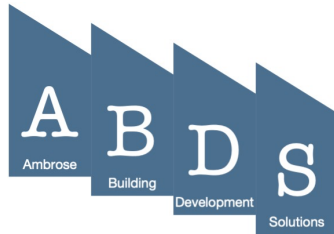
The development of the travelator into existing commercial premises does not involve an increase in building height, changes to the external appearance of the building, additional floor space, or modifications to existing vehicle access arrangements and is considered consistent with the objectives and controls of the Chapter.

The proposal should improve pedestrian circulation within the shopping centre and is considered to support the DCP objective of providing ease of access for pedestrians, including people with disabilities. The proposed development will provide a graded pedestrian route and associated safety balustrading to facilitate movement between the two floor levels within the mall.

As the works are wholly internal, the proposal will not adversely affect streetscape character, building setbacks, waste management arrangements, traffic generation, residential amenity, or energy efficiency outcomes.

Significant Likely Impacts of the Development

Context and setting



The surrounding properties are a mix of different-sized lots, including single and multi-storey commercial buildings. This proposed development will have a limited impact on the locality, as it is internal works.

Access and traffic

The development does not propose any changes or alterations to the existing access and traffic arrangement.

Public Domain

The proposed development should result in a positive public benefit by improving accessibility, safety and convenience within Mackenzie Mall. The installation of the travelator will provide enhanced access between floor levels for all users, including elderly persons, people with mobility limitations, parents with prams and customers using shopping trolleys. The proposal should improve internal pedestrian circulation and access to retail and service-based facilities while having no adverse impacts on the surrounding public domain, streetscape or adjoining land uses.

Aboriginal Heritage

A search of the Heritage NSW Aboriginal Heritage Information Management System with a buffer of 200m of Lot 1 DP 883564 indicates that no Aboriginal sites or places have been declared in or near the subject property. A copy of this report is attached to this application.

Standard notification protocols will be enforced during the construction of the proposed development, should any potential artefact be unearthed.

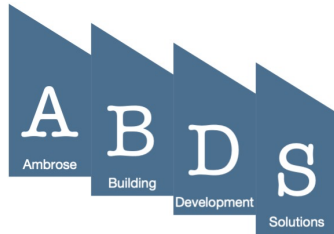
European Heritage

The subject property has an item of environmental heritage under the Glen Innes Severn Local Environmental Plan 2012 but is not in a heritage conservation area.

The development involves installing a travelator inside the existing heritage-listed building. This proposed travelator is not considered likely to affect the heritage significance of the heritage-listed building.

Noise and vibration

The works comprise internal demolition, localised excavation, construction of structural supports, installation of the travelator and associated fit-out works within



the existing building. No external building expansion is proposed. The excavation works are proposed to be undertaken at night between 9:00 pm and 6:00 am for a period of one week. Once the excavation work is completed, the construction hours will revert to normal, being 7:00 am to 6:00 pm.

Construction activities have the potential to generate temporary noise and vibration, particularly during demolition, concrete cutting, excavation and material handling activities. Sensitive receivers in the locality include nearby residential accommodation, commercial premises and pedestrians in the street and within the building. However, the works are contained within an existing commercial building and impacts are expected to be localised and temporary.

To minimise disruption to the operation of the shopping centre and maintain safe public access, the excavation works are proposed to occur primarily between 9:00 pm and 6:00 am, Monday to Saturday. A range of mitigation measures will be implemented including the use of properly maintained equipment, minimisation of machinery idling, use of low-noise equipment where practicable, containment of works within the building envelope, and limiting higher-noise activities to the early part of the work period wherever possible.

Vibration impacts will be minimised through the use of appropriately sized equipment (concrete saw, small skid-steer and mini excavator), non-impact excavation methods where feasible, limiting the duration of vibration-generating activities and ensuring plant is operated by experienced personnel.

The construction noise and vibration impacts are expected to be temporary, localised and acceptable within the context of the commercial centre. Accordingly, the proposal is unlikely to result in any unreasonable adverse amenity impacts on surrounding land uses.

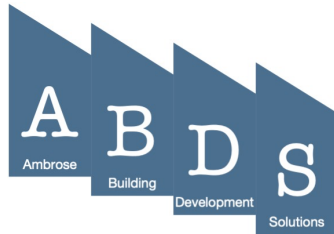
Natural hazards

The site is not liable to any known natural hazards.

Social impact

The proposed development is unlikely to result in any adverse social impacts. Its primary social benefit is improved accessibility within Mackenzie Mall, particularly for shoppers, staff, older persons, people with mobility limitations and visitors accessing the upper floor. Any impacts are expected to be minor and mainly limited to temporary construction-related disruption.

Economic impact



The proposed development is expected to have a positive economic impact by improving accessibility and functionality within Mackenzie Mall. The travelator will support the ongoing use of the existing commercial premises by improving customer, staff and visitor access to the upper floor, which may assist existing and future tenancies and contribute to the continued viability of the Glen Innes CBD. The proposal will also generate short-term construction activity. Any adverse economic impacts are expected to be minor and temporary, primarily relating to potential construction disruption to tenants and customers, which can be managed through appropriate staging, signage and access arrangements.

Construction

The proposed excavation works are intended to be undertaken between 9:00 pm and 6:00 am to minimise disruption to the operation of Mackenzie Mall, its tenants, customers and pedestrian access during normal trading hours. However, it is acknowledged that night works have the potential to generate noise and vibration impacts, particularly with the residential dwelling located near the site. Once the excavation work is completed, the construction hours will revert to normal, being 7.00 am to 6.00 pm.

The works will be internal to the existing building; however, construction activities may involve plant and equipment including a mini excavator and skid steer, which have the potential to create intermittent noise and vibration.

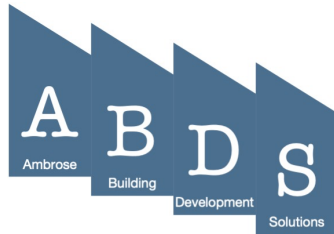
Mitigation measures will include, where practicable, limiting the noisiest activities to the earlier part of the night period, using the quietest available plant and equipment, avoiding unnecessary reversing alarms where safe alternatives are available, closing building openings during noisy works, maintaining equipment in good working order, and notifying nearby residents and businesses before night works commence.

Subject to implementation of these measures, the temporary construction impacts associated with the proposed night works are capable of being appropriately managed and are not expected to result in unreasonable long-term amenity impacts.

Cumulative impacts

The proposed development is not considered to create any cumulative impacts within the area.

Suitability of the Site



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

- The site is zoned E1 Local Centre, which permits commercial premises with consent, and the proposed development is ancillary to the current land use.
- The proposal is considered consistent with the intended character of the zone.
- The works are all internal and should not significantly impact the heritage item.
- The noise impact of the night works can be managed with mitigation measures.
- The site has connections to the required essential utilities to service the development.

Contribution Plans

Development Contributions under Section 7.12 Contribution Plan apply to the proposed development.

Planning Agreements

No Planning Agreement or draft Planning Agreements apply to the site or the proposed development.

Provisions of Regulations

No Clauses under Division 1 of the Environmental Planning and Assessment Regulation 2021 apply to this development application.

Public Interest

The proposed development is considered to be in the public interest given the travelator will provide better access for the public using the mall.

Conclusion

The proposed development involves the installation of a new travelator, which will require only internal alterations.

The development is considered permissible in the E1 Local Centre zone and complies with the relevant environmental planning instruments, development control plan, and other related policies.