

21 September 2010

Volt Lane Pty Ltd
22 Rosenthal Street
CAMPBELL ACT 2612

Dear Sir/Madam

**Subject: Application for Development Consent 10.2010.30491.1
520 Smollett Street ALBURY
Mixed Use Commercial & Retail Development and Associated Carparking**

I refer to the above Development Application and would advise that before processing can be completed and to enable proper determination of the application, further information is required in relation to the following matters:

1. Heritage impacts

The submitted Statement of Environmental Effects does not adequately address any potential heritage impacts on adjacent heritage items – namely the state listed "Carriageway" building at 506-508 Smollett Street and the T&G Building at 555 Dean Street.

Further additional discussion and consideration of the potential impact and relationship of the proposed development with these heritage items is to be provided to Council.

2. Traffic & access

Council requests the following additional information so as to complete its review in relation to traffic, access and vehicular manoeuvrability:

- Provision of all SIDRA Intersection files (.sip files) for review;
- Details of overhead clearances within the loading dock and carpark areas;
- Details of any origin-destination surveys done to justify turning movements (in and out of Kiewa Street carpark and at intersections under proposed development scenario);
- Provision of turning speed and turning radii used to generate turning templates in Figures B1-B7 in the traffic impact assessment;
- Turning movements within the internal carpark areas (if available), especially at the ramps;
- Access and manoeuvrability for the proposed loading bay at the rear of the ATO building and accessed via the Volt Lane Markets open carpark.

3. Groundwater examination/data

Due to the excavation of a basement for the development, Council will require an indication of groundwater depths for the Volt Lane site so as to ascertain the potential for the development to intercept groundwater.

4. DCP departure in relation to streetwall heights

The justification of this departure request needs to address the relevant objectives of the planning control being varied. The submitted information does not adequately address the objectives of the control being varied, specifically Section 11.7.4 on page 11-13 of Albury DCP2010. Also, further justification in relation to overall streetscape impacts, vista protection, lane/mid-block frontage and impact upon adjacent or adjoining heritage items is required.

5. Overall building height

The site is affected by a building height limit identified in clause 4.3 of ALEP2010. The identified building height limit for the site is 35 metres. Building height is defined in ALEP2010 as:

"building height (or height of building) means the vertical distance between ground level (existing) at any point to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like."

No overall building height has been provided either on the plans or in the submitted Statement of Environmental Effects for the proposed seven storey office building. Please confirm the finished plantroom height for this building.

6. Kiewa Street carpark

The carpark in Kiewa Street requires the provision of a lift to ensure suitable accessibility to all levels. It is suggested that this lift could be accommodated in the north-east corner of the site adjacent to the stairwell fronting Kiewa Street.

7. Contamination on Kiewa Street carpark

The Kiewa Street carpark site is identified as potentially contaminated under the Contaminated Land Management Act 1997. Insufficient detail has been provided in relation to the suitability of the site with consideration to the intended use. Whilst it is noted that all works to be undertaken in accordance with legislative requirements, no evidence has been provided to clarify or confirm that the site is suitable for the proposed development of a multi-storey carpark. Council is required under SEPP55 to be satisfied that the site is suitable for the proposed use or that suitable and adequate remediation will and can occur to ensure the suitability of the site for the proposed development.

8. Method of Construction/excavation

Details of the proposed method of excavation for the basements is required. This will enable Council to consider any potential impacts upon adjoining properties and buildings as well as public infrastructure.

9. Referrals

Council has not received comments from the NSW RTA or NSW Police at this stage. Once these referrals are received, Council will provide you with a copy.

10. Submissions

Council has received four submissions in relation to the proposed development. Please find attached a copy of the submissions received so far, should you wish to address any of the issues raised.

To enable the continued timely processing of this application, you are requested to forward the abovementioned information by Wednesday 6 October 2010.

Pursuant to clause 109 of the *Environmental Planning and Assessment Regulation 2000* the assessment period for this application is suspended from the date of this letter until the above information is provided, or Council is advised in writing that the information will not be provided.

Also, please be advised that Council has not been advised of a likely meeting date for when the application will be considered by the Southern Region Joint Regional Planning Panel. Should any further information be required Council's Officer, David Christy, will be pleased to oblige on (02) 6023 8290.

Yours faithfully



Michael Keys

Director

Planning and Environment