

BRIEFING DETAILS

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| BRIEFING DATE / TIME | Tuesday, 12 April 2022, 2:00pm – 3:00pm |
| LOCATION | Teleconference |

BRIEFING MATTER(S)

PPSSTH-111 – Albury – DA010.2021.00038793.001 – 525 Swift Street, Albury – Alterations and Additions to Community Facility - Albury Entertainment Centre

PANEL MEMBERS

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|---------------------------------|---|
| IN ATTENDANCE | Chris Wilson (Acting Chair), Renata Brooks and Tim Fletcher |
| APOLOGIES | None |
| DECLARATIONS OF INTEREST | David Thurley: Have sat in on numerous briefings with Albury staff and consultants. Alice Glachan: I am a councillor on Albury City Council and as the proposed development is a Council project I would have a conflict of interest serving on the Panel to review this particular development. I have been a participant on a number of briefing sessions and budget consideration meetings related to this development over the term of the last two councils |

OTHER ATTENDEES

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| COUNCIL ASSESSMENT STAFF | Marius Shephard, Peter O'Dwyer – Assessment Planner (independent planning consultant) |
| DPIE | Amanda Moylan |

KEY ISSUES DISCUSSED

Council provided a background of actions to date and spoke to the assessment report

Car Parking and traffic management

- Traffic and car parking report.
- Creation of a Transport Management Plan as per SPOTO traffic report recommendation.
- Car parking calculations and car parking short fall.
- Justification around car parking provision being commensurate with the proposed expansion to the operation of the facility, the increase in patron capacity and changes to the times of peak carparking demand.
- Existing circumstances around public car parking arrangements for the CBD, the vicinity of the site and Council's strategy to provide additional car parking in the CBD via shared parking arrangements and the car parking fund.
- Carparking contributions rate, noting the Panel indicated they were satisfied that the Council can levy a car parking contribution.
- Site accessibility.
- Potential amendment of proposed condition E1 to include option to "provide spaces on site or within 400m".

Servicing and loading

- Interrelationship between traffic, loading, service vehicles and accessibility at the front of the building and within the service lane area.

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- Options around servicing and loading area including the possibility of a loading turn table.
- Considerations around changing accessible parking to a loading zone.
- The operational use of the service lane land and potential to use this part of the site as a community area/shared space.
- Implications of management of service lane given its classification as operational land.
- Accessible parking/drop off point.
- Loading and multi-use area arrangements.
- Potential for a POM to manage operation of trucks and their manoeuvring.
- Impact on the servicing and loading area if the land to the west is redeveloped in the future.
- Confidence that medium sized trucks can go in and out of the site.

Landscaping

- Conceptual nature of the landscape plan.

Heritage

- Process around managing discovery of archaeological elements.

Next Steps

The Panel requested that Council respond to its concerns about lack of detail around accessible car parking and serviceability arrangements, including the ability for medium sized trucks to enter/exit and manoeuvre within the service area.

The Panel indicated its desire to ensure the Community has a facility in the future that results in an improvement to the current arrangements, if consent is granted. The Panel reinforced that addressing these matters need not add cost to the project, however, consideration should be given to the development of a framework that provides certainty and adequacy of the access/service arrangements going forward and sets out options for;

- Drop off and pick up for people with disabilities
- Adequate provision of accessible parking
- Loading and servicing arrangements
- Management of conflicts between community accessibility and serviceability of loading/service area arrangements on site.

The Panel requested that the issues around accessibility and servicing be resolved prior to determination.

The Panel also advised that they need to be assured that an adequate amount of parking is available within the area.

The Panel requested that Council and the applicant ensure issues previously raised in the Briefing Meeting of 16 February 2022 are also adequately addressed.

THE PANEL WILL MOVE TO FINAL DETERMINATION OF THIS MATTER ONCE A SUPPLEMENTARY ASSESSMENT REPORT INCLUDING ADDENDUM INFORMATION IS RECEIVED ADDRESSING THE ABOVE