

10 August 2022

Planning Panels Secretariat  
c/- Albury City Council  
PO BOX 323  
ALBURY NSW 2640

Attention: Marius Shepherd – Planning Coordinator

**Via Email**

Dear Marius,

**Re: Response to Outstanding Matters Raised by Southern Regional Planning Panel  
525 Swift Street, Albury (PPSSTH-111, 10.2021.3873.1)**

Habitat acts on behalf of Albury City Council, in relation to a development application 10.2021.3873.1 which proposes *'alterations and additions to community facility – Albury Entertainment Centre'* at 525 Swift Street, Albury.

The purpose of this letter is to provide a further response to the Southern Regional Planning Panel's ('the Panel') Record of Briefing dated 12 April 2022 and as received by the applicant on 13 May 2022. This response is provided to enable Council and the Southern Regional Planning Panel to progress with determination of the subject development application.

## **1. Amended Documentation**

In response to the matters raised in the further information request, the following amended documents have been provided for consideration:

- Architectural Plans, prepared by Peddle Thorp Architects (sheets A101-103).

The amended plans remove the notation 'loading & multi-use area' from sheets 101-103.

- Landscape Development Plan, prepared by T.C.L dated 26 July 2022

Amended to reflect the proposed drop-off and pick-up arrangements as discussed further in this response.

## **2. Response to Panel**

The briefing note received from the Panel stated the following;

*"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 have 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 matters raised above have been addressed in the following sections.

## **2.1. Accessible Parking & Drop-off / Pick-up Zone**

Consideration has been given to the existing arrangements in place for the drop-off and pick-up point associated with the current operation of the Albury Entertainment Centre (AEC). The AEC has previously been supported by a circular driveway that is no longer able to be utilised as a pick-up and drop-off point due to the construction of the pedestrian crossing during 2020. There are currently five (5) off-street parking spaces located on the subject site, however three (3) are located behind bollards with the remaining two accessible to the public, although all 5 of these spaces are designated as permit parking only. There is no easily accessible off-street parking for persons with a disability, and even using the existing driveway area for drop-off/pick-up requires reversing movements due to the bollards. Accessible spaces are provided on-street with three (3) located to the northern side of Swift Street, with a remaining two (2) spaces provides on the southern side.

A revised parking design has sought to consolidate the arrangements for an improved drop-off and pick-up point as well as integrating adequate provision of accessible parking, whilst improving on-street parking generally.

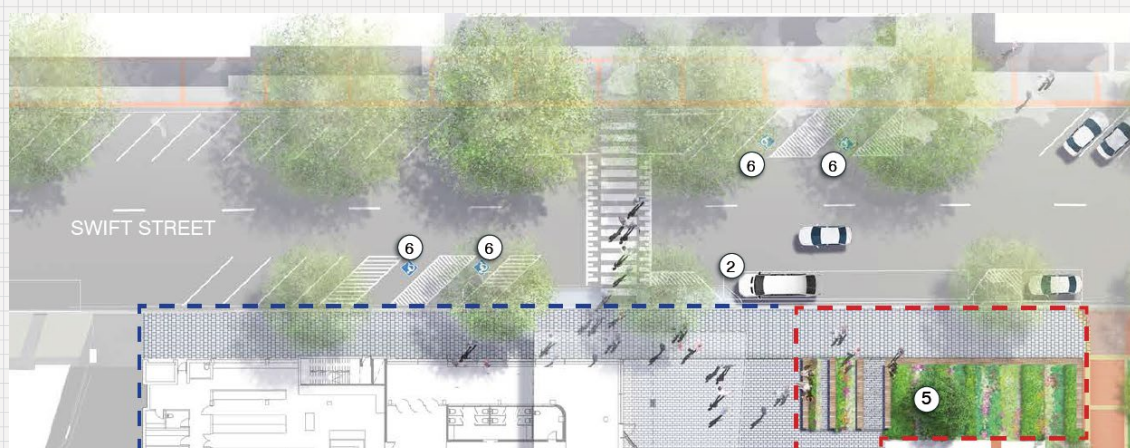
Under the proposed approach dedicated accessible parking has been increased by one space (refer to TCL Landscape Development Plan, dated 25 July 2022, p.5). The pick-up/ drop-off area has been widened to a width of 3.2m complying with AS1428.1 – Figure 4.2 (refer to diagram in Figure 2 below) and would facilitate pick-up and drop-off for three cars requiring accessible parking simultaneously. This pick-up / drop-off zone has been located in front of the AEC to the eastern side of the pedestrian crossing. The proposed design is also conscious of and aligns with Council's endorsed long-term Cultural Precinct Master Plan, identifies Swift Street to be redeveloped as a pedestrian priority area. Consultation with Albury City Council's Traffic team notes they are supportive of this proposed design, and that the configuration would provide pick-up and drop-off points equitably for all persons.

The revised design also provides the following:

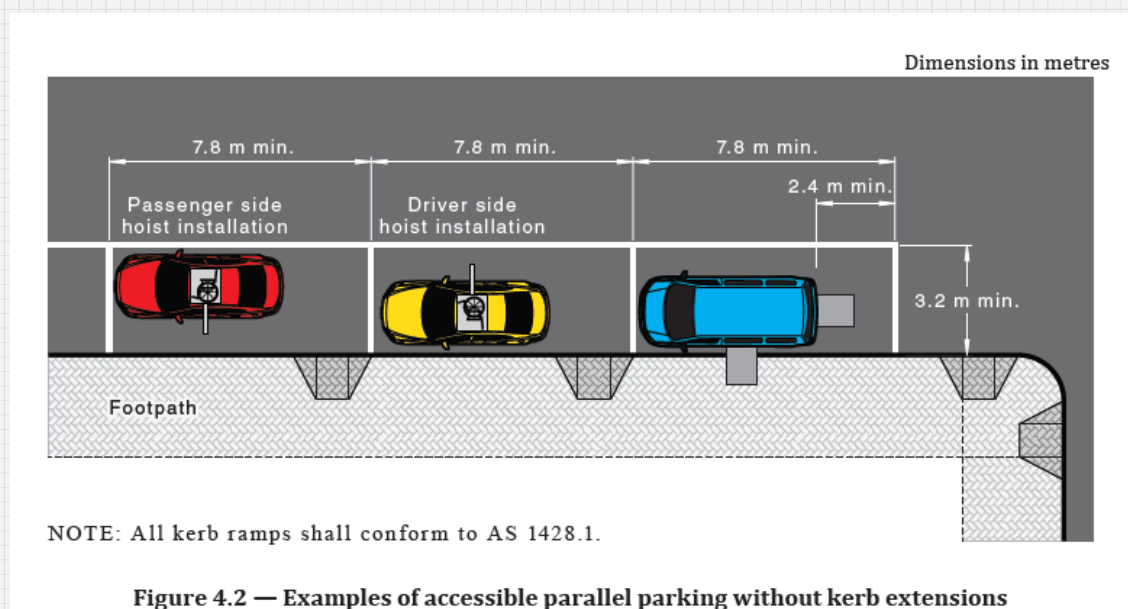
- Modification of the parking on south side of road, west of the existing pedestrian crossing, to incorporate two disabled spaces plus one shared space with a kerb ramp in the shared space. This will maintain the existing number of south side spaces, but improves their proximity to the AEC and accessibility with the kerb ramp
- Remove the existing disabled space east of AEC & Library Museum service bay access to regular parking (no loss in general or disabled parking). This improves flexibility with the service and loading area further discussed in Section 2 below.
- Modify the area on southern side of road, east of the existing pedestrian crossing to parallel parking. These parks will be designated as short-term parking (e.g. 15 minutes or similar). This will allow 3 vehicles to park parallel, replacing the 3 existing angle car parks. (Note: there are only 3 currently present due to the ramp to get into the circular driveway, which will be removed with the redevelopment). The kerb will be reconstructed as a low kerb (refer AS2890.6 Fig 2.5/2.6), this will allow this area to service persons with a disability and operate as an easily accessible loading and drop-off/pick-up zone.

The proposed modifications will address the issues regarding drop-off and pick-up along with accessibility for persons with a disability. Whilst five (5) off-street spaces will be lost, an improved and functional drop-off / pick-up area will be of greater community benefit.





**Figure 1 – Proposed on-street parking arrangements - Swift Street**



**Figure 2 – AS1428.1 – Figure 4.2**

## 2.2. Loading & Servicing Arrangements

The Panel has requested confirmation that loading and servicing arrangements have been considered in the proposed redevelopment of the AEC. Turning templates have been prepared that demonstrate that the ability for medium sized trucks to enter/exit and manoeuvre within the service area can be achieved. The turning templates have been provided under a separate cover.

The service and loading area to the west of the AEC is retained with the existing dimensions consistent with the arrangements proposed under the current application. In particular the application seeks improve the current arrangements to enable greater function and access internally to the AEC, however the external service and loading area will retain its current dimensions.

As a result of the redevelopment of the AEC, Council have committed to developing a management plan that addresses loading and servicing arrangements along with other traffic related matters. This plan is proposed to be developed by Council as the owners and operators of the facility as they have an intimate understanding of the events that take place and the associated requirements including; scale, number of persons, times per year, anticipated vehicle numbers and loading and servicing requirements. The management plan is also proposed to be developed on a 'scale' basis (i.e. a

smaller event would require 'less' management compared to a large scale event that would require a greater level of management).

It is expected that a condition of consent will be imposed that requires a Transport Management Plan to be developed.

### 3. Next Steps

We trust that this information will now enable the Southern Regional Planning Panel to progress to a determination of this matter as soon as is possible.

Should you have any queries please contact the undersigned directly on 6021 0662 or [matthew@habitatplanning.com.au](mailto:matthew@habitatplanning.com.au).



**Matthew Yeomans**  
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*BPlan, MPIA*