

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 16 February 2022, 10:45am – 11.30am
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSTH-135 – Albury City Council – DA010.2021.00039036.001 – 428 Kiewa Street, Albury – Mixed Use Development - Seven Storey Retail & Office Premise, Carpark & Signage, Including Offer of Planning Agreement for Carparking

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Acting Chair), Renata Brooks and Tim Fletcher
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Sarah van Meurs, Matt Wilson, David Christy
DPE	Amanda Moylan

KEY ISSUES DISCUSSED

- Background to development including pre lodgement process, existing development on the site and surrounding land uses.
- Public Exhibition and community interest (16 submissions received to date).
- Issues raised in submissions included car parking and access, pedestrian and vehicular conflict in lane access, traffic, amenity impact, DCP departures, VPA and car parking shortfall, safety and crime, and potential land contamination relating to a former petrol station in the vicinity of the site.
- Extension to notification period.
- Further information required.
- RSDA trigger - Council own a lot in eastern area of development site. (If the current DA is redesigned and excludes this land, the DA may fall outside of RSDA assessment pathway).

Car Parking, servicing, and access arrangements

- Pre lodgement discussion around short fall in car parking and contributions.
- Commercial imperatives for on-site parking.
- The Panel requested justification around the proposed first and second storey car park, as opposed to basement level car parking.
- Car parking requirements and rates specified in DCP.
- Car parking short fall (noting Council anticipates the car parking shortfall of 11 spaces is inaccurate and potential shortfall of up to 54 spaces)

Planning Panels Secretariat

- VPA arrangements for car parking.
- Internal car park access width and car parking configuration. The Panel requested clarification around the purpose of the 2m set back around the perimeter of the car park.
- Proposed restriction of onsite car parking for tenants (no visitor car parking proposed due to lane width).
- Site access limitations and functionality of point of site access related to narrow lot.
- Use and functionality of Amp Lane and Volt Lane.
- Proposed car parking to upgrade Amp Lane unacceptable to Council
- Impacts around changing access from existing service lane to Keiwa St.
- CBD Master Plan – activation of Amp Lane for pedestrian access. Potential conflict with additional vehicular movements. Extension of Amp Lane to 6m width will result in loss of pedestrian access (shared pedestrian/vehicular access would be required).
- Service vehicle access
- Proposed Traffic Management Plan to limit traffic conflicts.
- Pedestrian access to north
- Council confirmed that a previous lease agreement for existing car park on the site has expired. An informal lease agreement for public car parking is currently in place on a temporary basis. The car parking on site is not tied to any other development applications.

General discussion

- DCP departures in terms of bulk and scale.
- Heritage impact and the public domain.
- Application of Albury DCP.
- Council confirmed they do not have an Independent Design Review Panel.
- Design to be further explored through the assessment process.
- RFI anticipated at the completion of the notification period.
- Site inspection required by the Panel prior to final determination.

TENTATIVE DETERMINATION DATE: TBA