

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 27 September 2023, 1:15pm – 2:30pm Site inspection undertaken after briefing
LOCATION	Albury City Council (briefings) and on-site (site visit)

BRIEFING MATTER(S)

PPSSTH-294 – Albury City – DA10.2023.40336.1 – 481, 485, 487 SWIFT STREET ALBURY 2640 – Seven (7) Storey Mixed Use, Shop Top Housing Development

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson, Juliet Grant, Grant Christmas, Alice Glachan Alice Glachan did not attend the site inspection as she is familiar with the site and surrounds.
APOLOGIES	David Thurley
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Briefing: Sharna Holland, David Christy Site Visit: Sharna Holland, David Christy
APPLICANT REPRESENTATIVES	Briefing: Craig McPartland (Habitat Planning), Martin Reid (Joss Construction), Colin Joss (Joss Group)
DPE	Briefing: Amanda Moylan Site Visit: Amanda Moylan

KEY ISSUES DISCUSSED

Council assessment staff provided the Panel with a background to the DA and discussed the following matters:

- Background to the development and the site history including previous DA for demolition of buildings.
- Pre-lodgement discussions held with applicant. Council staff advised that a reduction in the provision of carparking to increase deep soil zones was raised during pre-lodgement discussions.
- The strategic framework for future development and the objectives for development within the Albury CBD (Albury CBD Masterplan).
- FSR and height controls contained within the Albury LEP 2010.
- Site and streetscape context and the surrounding land uses.
- Public consultation process. 6 submissions received (3 in support, 3 objecting). Objections raised concerns regarding loss of heritage buildings, overshadowing impacts, consistency with zoning, insufficient onsite parking, compliance with ADG and setback requirements of Albury DCP. Supporting submissions

welcomed higher density housing within the CBD and noted the development will create employment opportunities and beautify the CBD.

- Proposed demolition of Local Heritage items (Schedule 5 ALEP).
- Steps for amending ALEP to remove heritage items if DA approves demolition.
- Broader community interest in the proposed demolition of the Local Heritage Items and the social significance of the buildings.
- Comments received from Council's Independent Heritage Advisor support demolition of the Heritage Items and recommends conditions requiring that material from existing buildings be incorporated into the design of elements of the development to improve civic outcomes.
- Overshadowing impacts.
- Removal of street tree.
- Deficiencies in car parking for commercial uses, the broader car parking arrangements and Council's draft Car Parking Strategy.
- Inconsistency within supporting documents within regard to the number of storeys.
- Contamination, noting a PSI was not provided and the contamination assessment relies on due diligence.
- Centralised waste collection arrangements.
- Internal referrals to Council's Transport team, Independent Heritage Advisor and Streetscapes and Gardens Team.
- Council to request FI relating to:
 - Traffic and transport - Car parking, bicycle storage
 - Water and wastewater – clarification of the location of meters
 - Adaptive re-use of heritage material

The applicant provided the Panel with a Power Point presentation, and the following matters were discussed:

- History of acquisition of the site and explanation of proposed land use.
- Zoning, heritage conservation (cl5.10 and schedule 5 of Albury LEP).
- Confirmed the site is not prone to bush fire or flood risk.
- Compliance with FSR and building height controls.
- Land use history and land utilisation.
- Heritage items.
- Limited vegetation currently on site, noting existing street tree is proposed to be removed and has been assessed as part of arborist report.
- Carparking arrangements including construction related to creation of basement car parking
- Design elements.
- No connection to gas proposed.
- Solar panel arrangements.
- Permissibility.
- Housing strategy and contribution to diverse housing supply.

The Panel asked the applicant questions regarding the following:

- Bedroom configuration and mix.
- Management of any off-site impacts associated with basement construction.
- Waste and Waste collection. The applicant confirmed waste will be collected on site within the commercial tenancy car park.
- Commercial tenancies. The applicant confirmed that a range of uses would be permissible within the commercial floor space.
- Demand for commercial floor space
- Stratum subdivision vs strata subdivision. The Panel suggested the application needs to include strata subdivision.

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- Land contamination. The applicant advised that a PSI is currently being completed and is due to be provided within a week.
- Compliance with Albury DCP
- Deep soil planting. The applicant confirmed 100% of the site is being developed.
- Electric vehicle charging points in the car park . The applicant agreed to investigate the provision of EV charging.
- Applicant response to submissions. The applicant is in the process of providing a response to submissions which will include confirmation that development will not impact on development opportunities for adjoining land.

Following the briefing, the Panel inspected the site. The Panel noted an air ventilation outlet on the building located to the southwest of the proposed development. The Panel requested Council consider the need for an acoustic report and sound attenuation measures to ensure the impact on the internal amenity of future residents is adequately addressed and managed.

Next steps

- RFI to be sent by Council to the applicant within 2 weeks
- Once FI has been addressed, the application can progress to a final determination briefing.
- The Panel noted that as <10 unique objections were received, the DA can be determined by way of an eDetermination without a public meeting.
- A tentative date for a final briefing was set for Tuesday 12th December 2023.
- A final assessment report is required to be uploaded to the ePlanning portal by Council by Tuesday 5th December 2023.

TENTATIVE DETERMINATION DATE SCHEDULED FOR TUESDAY 12th DECEMBER 2023

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