

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 14 January 2025, 11am – 12:30pm
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-294 – Albury City – DA10.2023.40336.1 - 481, 485, 487 SWIFT STREET ALBURY 2640 – seven (7) storey mixed use, commercial & shop top housing development, Thirty Two (32) Residences, Two (2) Commercial Tenancies, Swimming Pool, Carpark, Demolition of Three (3) Residences (including Heritage Item 164 and 166) & Thirty Four (34) Lot Stratum Title Subdivision and Consolidation of Existing Titles.

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Chair), Juliet Grant, Grant Christmas, Cr Alice Glachan, Cr Jessica Kellahan
APOLOGIES	None
DECLARATIONS OF INTEREST	Clr Jessica Kellahan was recorded as having a conflict of interest. Prior to her appointment to the Southern Regional Planning Panel, Clr Kellahan participated in Council deliberations on this matter.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Matt Wilson, Megan Leahy
APPLICANT REPRESENTATIVES	Craig McPartland (Habitat Planning), Martin Reid (Joss Group), Adam Joss (Joss Group), Colin Joss (Joss Group)
DPHI	Nikita Lange, Tracey Gillett

KEY ISSUES DISCUSSED

The Panel was briefed separately by both Council and the Applicant regarding amended plans that had been submitted by the Applicant in late 2024.

- The Applicant had formally sought that the consent authority accepts the amended plans pursuant to Section 37 (Amendment of development application) of the Environmental Planning and Assessment Regulation 2021.
- The Panel noted the development as amended was substantially the same as originally proposed and therefore does not require a new application.
- Council noted there has been communication between Myer and the Applicant regarding noise concerns.
- The Applicant noted that the re-design mitigates noise impacts from the adjoining property.
- The Applicant provided a description of changes, including an increase in building height, reduced floor area and a 20% reduction of the floor plate. The Applicant also noted that the amended application will result in each unit having 2 car parking spaces.

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- Council noted the amended design reduced the amount of landscaped area and results in a non-compliance with the required landscaped area control.
- Council advised that a submission was received in response to concerns over potential additional overshadowing resulting from the amended design. Council considered the impact to be minimal.
- The Panel noted the materiality of the building provides a good design outcome and that should approval be forthcoming that this outcome must be retained.
- The Panel questioned the access to and the maintenance of the greenery proposed over the substation. The Applicant noted that the greenery is not publicly accessible, however can be maintained and has been included to soften the interface with adjoining land uses.
- The Panel noted that it is likely that the amended plans would need to be renotified. Council advised that the amended plans would be renotified consistent with Council's adopted Community Participation Plan.
- The Applicant requested urgency on the application, given the time taken to get to this point.
- Council advised that at this stage no further information requests were envisaged.

Panel Decision

- Having compared the amended development with the development as originally proposed, the Panel determined to accept the amended application in accordance with Section 37 of the Environmental Planning and Assessment Regulation 2021.

Next Steps

- The Panel recommended the application be renotified by Council consistent with Council's Community Participation Plan.
- The Department should work with Council to schedule a determination date.

TENTATIVE DETERMINATION DATE SCHEDULED FOR TBA

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