

From: info@alburycity.nsw.gov.au
To: [Info](#)
Subject: 10.2020.37386.1_Submission and Acknowledgement_Oppose_ [REDACTED] - Paul Clancy
Date: Wednesday, 18 March 2020 3:26:22 PM

Dear Paul Clancy,

Thank you for your submission.

Your submission will be taken into consideration as part of the Development Assessment process. Once the proposal has been determined, you will be notified of Council's decision in writing.

Summary of Submission details.

Name: Paul Clancy

Address: 549 north street albury

Phone: [REDACTED]

EMail: [REDACTED]

Submission: Oppose

Grounds For Objection or Support: concern overshadowing of the property of the shop

You can continue to follow the progress of this application through the Application Tracking service on AlburyCity's website.

Please note: This is an automatically generated email, please do not reply/respond.

RECEIVED

14 APR 2020

Nerida Millward
Kia Ora House
473 Townsend Street
Albury 2640
April 13, 2020

Subject: Comments - Proposed developments at 580 & 584 Smollett Street
Application Number 37386

As an immediate neighbour to both these proposed developments, the 5 level car park to my west, and the 8 level commercial & residential development to my south. As owner and resident of this property for 13 years, I am well au fait with the year round shadows, sunlight, skylight and through all windows and falling on my property in general. I request Albury Council to please consider all my comments and concerns.

PROPOSED 5 LEVEL CAR PARK 584 SMOLLETT STREET

My concern for loss of privacy and loss of sunshine in autumn, winter and spring both on my building and my private courtyard on north side of Kia Ora. This currently very private area is my only outdoor area, enjoyed and used daily for gardening, recreational pleasure, entertaining, exercising activities and dining. I estimate that from the 1st floor and above from proposed car park eastern aspect that I will lose my privacy and sunlight. As I write this on 12/4/20 at 5pm I am still enjoying precious autumn sunshine in my courtyard. This, along with my current view to Monument Hill and surrounds and Botanic Gardens leafy treetops, will definitely be lost with proposed development. Also concerned about seriously diminished loss of sunlight and privacy in my three western windows on first floor, one a bedroom, one a living room, and one providing light to stairwell and ground floor hallway.

My concern regarding ingress and egress, access to Kia Ora rear roller door, existing garage entry. Do my vehicles need to proceed through car park boom gates and car park to exit to Townsend Street?

Will entry and exit be possible for large, heavy construction equipment should development at rear of Kia Ora proceed, which is currently being investigated?
Will full size removal van have access entry Smollett Street and exit Townsend Street?

What is the height of proposed walk way from level 1 car park to level 1 residential building, over the current laneway (height at lowest point)?

What is the maximum height available for through traffic of car park to exit Townsend Street?

PROPOSED MIXED USE COMMERCIAL & RESIDENTIAL 580/590? SMOLLETT STREET

My concerns are once again and most importantly, regarding loss of light, sunlight and privacy, from all southern windows and three western windows of Kia Ora. Ground floor Kia Ora has 3 southern windows, kitchen, dining room and living room. All windows provide valuable light and outlook from a building that cannot be altered, importantly and simply put, no extra windows can be installed. The proposed solid boundary wall to south of Kia Ora will provide privacy from proposed ground level car park and walkway to Townsend Street, however outlook and light will be seriously diminished.

APPLICATION 37386 CONTINUED...

Level 1 proposed garden terrace and level 2 and above offices will result in loss of privacy (and light) to 2 upstairs southern windows, one bedroom and one living room. I have requested from developer accurate distance from proposed office windows to Kia Ora windows, not supplied as yet. Developers have offered installation of a "green wall" along northern aspect of terrace, and possible installation of one way glass to Kia Ora windows. Does this inhibit light and evening privacy?

With the height of proposed development, I believe through all southern windows of Kia Ora will see no skylight at all.

One upstairs living room with western window will have loss of privacy from residential apartments and balconies. One upstairs bedroom will suffer loss of light and privacy due to 5 level car park. These two upstairs rooms, with western windows, one bedroom, one living room will have loss of privacy, sunlight and skylight, and current outlook to Botanic Gardens, Monument Hill and beyond. One western window that has no outlook or view, however provides very valuable light to the stairwell, and ground floor hallway, this will suffer with loss of light.

The developer has shown consideration in positioning residential component away from Kia Ora House, and close to the warehouse/garage part of Kia Ora. I believe this close proximity, and above ground walkway could seriously inhibit any future development of Kia Ora warehouse/garage, currently being investigated.

As a resident in Kia Ora for 13 years, I have come to cherish every bit of light and sunshine on and into Kia Ora. I welcome the summer sunshine through my southern windows during the summer months, and on southern walls, this will definitely be lost due to proposed residential development. I believe the criteria for objections is only related to the winter solstice, I suggest Kia Ora given the nature of this historic listed building, should be given the benefit and consideration of full year projections.

These developments will definitely cause Kia Ora to be colder, damper, darker and a less private home. Some of these issues could only be overcome with extra new lighting and extra heating installed in Kia Ora. This home is currently comfortable with existing lighting and heating, with no need to use inside lighting through the daytime, I believe this will change due to proposed developments.

I am definitely concerned, regarding what is most likely 24 months of disruption due to ... demolition works, construction of car park, followed by earth works then construction commercial/residential building and all the dust, grime, noise and vibration, possibly hazardous to this heritage building, and my freedom of access to my property at all times.

I appreciate your consideration of all these matters, and am happy to (distance) meet with Council to further discuss if necessary. An inspection at Kia Ora is also possible to understand my concerns.

Sincere regards


Nerida Millward