



7 April 2020

The General Manager  
Albury City Council  
PO Box 323  
ALBURY NSW 2640

Attention: Marius Shepherd

**DA 10.2020.37386.1 – PROPOSED COMMERCIAL DEVELOPMENT, LOT 203 DP1243276, 580 SMOLLETT STREET ALBURY**

I refer to your correspondence regarding the subject Application which was referred to Transport for NSW (TfNSW), formerly Roads and Maritime Services, for assessment and comment.

From the information provided it is understood that the proposal includes the construction of an 8 storey mixed-use development including approximately 4,400 square metres GFA of commercial space and 25 residential apartments. Additionally the development includes construction of a five storey car park which will provide approximately 480 off-street spaces. The subject site is currently occupied by at grade parking facilities.

The subject site is located on the north western corner of the intersection of Smollett Street and Townsend Street in Albury, both of which are classed as local roads. The intersection of Smollett Street and Townsend Street currently operates under the control of traffic signals. Both Smollett Street and Townsend Street have a speed limit of 50km/h.

The submitted plans identify that vehicular access to the proposed development is to be via an entry only driveway from Smollett Street and an exit only driveway from Townsend Street. This is supported for road safety as this one-way operation will require vehicles to enter and exit the site in a forward direction. The proposed separate driveways and access arrangements should be clearly signposted to minimise conflict on the public road network.

In regards to this development TfNSW is interested in the potential impact of the development and the additional traffic generated on the nearby traffic signals at the intersection of Smollett Street and Townsend Street. Smollett Street past the access driveway is a 4 lane road providing 2 lanes in each direction. This will allow for vehicles to turn from the central lane. The driveway from Smollett Street is located approximately 50 metres to the west of the traffic signals.

The traffic impact assessment report (TIA) prepared by Spotto Consulting dated March 2020 claims that the development will generate 121 vehicle trips in a weekday morning peak hour which the report claims will not significantly impact the level of service on the public road network. The TIA recommends construction of concrete kerb blisters adjacent to the exit driveway from the site onto Townsend Street to improve visibility and safety. Consideration should also be given to the removal of the last marked parking space west of the crossover of the driveway to Townsend Street to allow for the exit lane to be relocated to improve the sight distance to pedestrians on Townsend Street to the north of the exit driveway.

The proposal includes provision for 477 parking spaces including provision for disabled parking. The TIA claims that this will satisfy Council requirements. The TIA claims that adequate provision has been made for servicing delivery vehicles. The report recommends that consideration is given by Council to provision of short term (15 minute) parking on street in either in Townsend Street or Smollett Street to provide convenient access for servicing of delivery vehicles. Consideration should be given to all activities, including, loading and unloading associated with this development being within the subject development site to remove interference with vehicles and pedestrian movement on Smollett Street and Townsend Street. Notwithstanding the above any changes shall not interfere with current lane configuration for the signalised intersection.

Council may also consider requesting that a management plan to address demolition and construction activity access and parking be prepared to ensure that suitable provision is available on site for all vehicles associated with the on-site works for the construction of the development so as not to impact operation of the nearby traffic signals.

Limited detail is provided in regards to the proposed colour scheme and signage proposals for the subject development. The proposed colour scheme for the building and any signage shall not include colours of red, green or amber as this may detract from the view of motorist to the lanterns on the traffic signals.

TfNSW emphasises the need to provide for safe access arrangements to the existing public road network and maintain safety and efficiency on the public road network. As the development proposal does not appear to have any detrimental effects to the classified road network TfNSW would raise no objection to the development proposal subject to the Consent Authority ensuring that the development is undertaken in accordance with the information submitted subject to consideration to the issues outlined above.

Please be advised that under the provisions of the Environmental Planning & Assessment Act it is the responsibility of the Consent Authority to assess the environmental implications, and notify potentially affected persons, of any development including conditions.

Any enquiries regarding this correspondence may be referred to the Manager, Land Use, TfNSW (South West Region), Maurice Morgan, phone (02) 6923 6611.

**Please forward a copy of the Notice of Determination for this Development Application to the Land Use -TfNSW at the same time as advising the applicant.**

Yours faithfully



Per:  
Lindsay Tanner  
Director South West