



Reference: 67286
Contact: Marius Shepherd

25 November 2020

Michelle Burns
Project Officer
Southern Regional Planning Panel
Locked Bag 5022
Parramatta NSW 2124

Via email: michelle.burns@planning.nsw.gov.au

Dear Michelle,

Subject: Development Consent 10.2020.37386.1 (PPSSTH-38)
580 Smollett Street ALBURY
Eight (8) Storey Mixed Use Development (Twenty Five (25) Residential Apartments, Commercial Premises & Carparking), Five (5) Storey Carpark, Solar Panels & Demolition Work, Vegetation Removal & Lot Consolidation

I refer to the Panel's deferral dated Tuesday 20 October 2020 (PPSSTH-38) requesting further information to be provided by Council and the applicant. In summary, the information requested related to:

- Confirmation that the legal rights associated with the Right-of-Way for the adjoining property at 473 Townsend Street ("Kia Ora") are maintained.
- Further information on the proposed waste management arrangements
- The inclusion of a new condition in the draft instrument of consent that requires advice from a suitably qualified heritage expert on the proposed finishes of the mixed-use building.

Please note that the response from the applicant and a revised set of plans, as well as a revised Draft Development Consent, has been uploaded to the Portal for your consideration. The following is noted with regard to the submitted information:

1. To resolve the matter of the Right-of-Way, the proponent has elected to simply remove the pedestrian connection between the mixed-use building and car park building. Refer to the amended plans uploaded to the Portal.
2. Further clarification regarding waste management is contained within the applicant's response (marked as Attachment 1)
3. The recommended condition was included in the Draft Condition of Consent as Condition B14.

Should any further information be required Council's Senior Town Planner, Marius Shepherd, may be contacted on (02) 6023 8125.

Yours faithfully

Matthew Wilson
Team Leader Development
City Development

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