



blueprint

PLANNING
& DEVELOPMENT

18 November 2020

Ref: 1188

General Manager
Albury City Council
553 Kiewa Street
ALBURY NSW 2640

By email only: Albury City Council <info@alburycity.nsw.gov.au>

Dear Sir/Madam

Re: **Development Application No. 10.2020.37386.1 – Eight-storey commercial and residential building and five-storey carpark building - 580-584 Smollett Street, Albury NSW**

Please find the **attached** response to the Panel's further information request dated 7 October 2020.

Should any further information be required I can be contacted on 02 6023 6844 or at james@blueprintplanning.com.au

Yours sincerely,
Blueprint Planning

James Laycock MPiA, RPIA
PRINCIPAL PLANNER

/Encl.

ATTACHMENT 1:

**Response to Panel's further information request
dated 7 October 2020**

Issue raised	Response
Confirmation that the legal rights associated with the Right-of-Way for the adjoining property at 473 Townshend Street ("Kia Ora") are maintained. In particular:	
- that the right-of-way is not compromised by the 3m clearance associated with the pedestrian connection between the mixed use building and car park; and	To resolve this matter the Proponent has elected to simply remove the pedestrian connection between the mixed-use building and car park building. Refer to the attached amended plans, which include relocating residential apartment allocated storage facilities in the carpark building from Level 1 to the ground floor.
- that the access to and egress from the rear of 473 Townshend Street to Smollett Street can be maintained and proposed management measures could be put in place, if required.	Access to the rear of 473 Townshend Street from Smollett Street is possible in the 'before' and 'after' scenarios via both pedestrian and vehicle access. Access to the rear of 473 Townshend Street to Smollett Street is possible in the 'before' and 'after' scenarios only via pedestrian access. This is because of the existing one-way vehicle traffic flow requirement of Council from Smollett Street to Townsend Street which is proposed to be maintained.
- Further information on the proposed waste management arrangements. The Panel requires the Applicant to provide: - Justification for the proposed waste management arrangements. In this regard, the Panel does not support the proposed arrangements for transfer of waste bins to Smollett Street for collection. The Applicant should consider revisions to the project to facilitate the collection of waste for both commercial and residential uses on-site, preferably	Waste bin collection via the internal one-way right-of-way adjacent the mixed-use building carpark is possible but not preferred because – - Collection vehicles would be limited to utility vehicles with a ramp and/or trailer ramp via human loading of whole bins (3 bin system) for offsite tipping and return of empty bins later rather than normal collection via standard 12.5m long garbage trucks with mechanical tipping. - Collection of bins in the Albury CBD generally occurs via main street frontages at appropriate hours of the day without any known issue. - Council officers have not pressed objections to collection of bins via Smollett Street frontage. - An appropriate condition of consent is welcomed which requires emptied bins to be removed from the Smollett Street frontage on collection day by building management

through the car park area in the mixed use building.

or the waste management contractor without delay to prevent unsightly streetscape issues.
