

## SOUTHERN JOINT REGIONAL PLANNING PANEL

Electronic Meeting held between 2 and 19 June 2015

Panel Members: Pam Allen, Alison McCabe, Allen Grimwood, Cr Henk Van De Ven, Cr Dave Thurley

Apologies: None    Declarations of Interest: None

### Determination and Statement of Reasons

**2015STH004 – Albury – DA10.2009.29846.2 [Mudge Street, Lavington] as described in Schedule 1.**

**Date of determination:** 19 June 2015

**Decision:**

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

**Panel consideration:**

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

**Reasons for the panel decision:**

The Panel unanimously agreed to approve the application subject to the conditions in the Council Report, and the additional condition outlined below, for the following reasons:





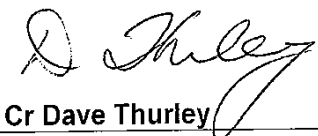
1. To approve the application to modify consent subject to the additional EPA conditions and the Panel agree that the possibilities of any adverse environmental impacts are covered by the Proposed EPA Licence Conditions.
2. That the modification will not cause any significant environmental impacts and will assist to implement more sustainable recycling and re-use measures.
3. The modification will provide a significant boost to recycling and resource conservation and will facilitate better management of the waste facility.
4. The modifications to the original proposal contain a number of significant changes however the Panel believe that they will not result in detrimental impacts in the neighbourhood.
5. In consideration of conclusions 1- 4 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

**Conditions:**

The application was approved subject to the conditions in the Council Assessment Report and with the addition of the following:

*Approval is not granted to the education centre proposed to be located near the push pit. This is to be the subject of a separate Development Application.*

**Panel members:**

 <b>Pam Allan (Chair)</b>	 <b>Allen Grimwood</b>	 <b>Alison McCabe</b>
 <b>Cr Henk Van De Ven</b>	 <b>Cr Dave Thurley</b>	

## SOUTHERN JOINT REGIONAL PLANNING PANEL

### SCHEDULE 1

1	<b>2015STH004 – Albury – DA10.2009.29846.2</b>
2	<b>Proposed development:</b> Modification of proposed stages outlined in original Development Consent.
3	<b>Street address:</b> Mudge Street, Lavington
4	<b>Applicant/Owner:</b> Albury City Council
5	<b>Type of Regional development:</b> Section 96(2) Modification
6	<b>Relevant mandatory considerations:</b> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State &amp; Regional Development) 2011</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• SEPP No.44 - Koala Habitat Protection</li> <li>• Albury LEP 2010</li> <li>• Albury DCP 2010</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated 28 April 2015 Written submissions during public exhibition: Nil Verbal submissions at the panel meeting: Nil
8	<b>Meetings and site inspections by the panel:</b> Electronic Determination 2 – 19 June 2015
9	<b>Council recommendation:</b> Approve
10	<b>Draft conditions:</b> As per Council Assessment Report