

JOINT REGIONAL PLANNING PANEL (Southern)

JRPP No	2016STH005
DA Number	10.2010.30491.9
Local Government Area	Albury City
Proposed Development	Mixed use commercial/retail development & associated car parking and subdivision
Street Address	520-524 Smollett Street & 441 Kiewa Street, Albury
Applicant/Owner	David Harper, Volt Lane Pty Ltd
Number of Submissions	1
Regional Development Criteria (Schedule 4A of the Act)	<p>Section 96(2) Modification of DA determined by JRPP in November 2010 due to</p> <p>General development over \$20 million</p> <p>Development that has a capital investment value of more than \$20 million.</p> <p>Council related development over \$5 million</p> <p>Development that has a capital investment value of more than \$5 million if:</p> <ul style="list-style-type: none"> (a) a council for the area in which the development is to be carried out is the applicant for development consent, or (b) the council is the owner of any land on which the development is to be carried out, or (c) the development is to be carried out by the council, or (d) the council is a party to any agreement or arrangement relating to the development (other than any agreement or arrangement entered into under the Act or for the purposes of the payment of contributions by a person other than the council).
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • List all of the relevant environmental planning instruments: s79C(1)(a)(i) <ul style="list-style-type: none"> ○ State Environmental Planning Policy 55 – Contaminated Land ○ Murray Regional Environmental Plan 2 ○ Albury LEP 2010 • List any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority: s79C(1)(a)(ii) <ul style="list-style-type: none"> ○ Nil • List any relevant development control plan: s79C(1)(a)(iii) <ul style="list-style-type: none"> ○ Albury Development Control Plan 2010 • List any relevant planning agreement that has been entered into

	<p>under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F:</p> <p>s79C(1)(a)(iv)</p> <ul style="list-style-type: none"> ○ Nil <ul style="list-style-type: none"> • List any coastal zone management plan: s79C(1)(a)(v) ○ Nil <ul style="list-style-type: none"> • List any relevant regulations: s79C(1)(a)(iv) eg. Regs 92, 93, 94, 94A, 288 ○ Nil
List all documents submitted with this report for the panel's consideration	<ul style="list-style-type: none"> • Plans and Elevations • Statement of Environmental Effects • Public Submission • Assessment Report by Habitat Planning • Draft Consent
Recommendation	<ul style="list-style-type: none"> • Approval subject to conditions
Report by	Habitat Planning
Report date	March 2016