

## SOUTHERN JOINT REGIONAL PLANNING PANEL

Meeting held at Albury City Council on Thursday 14 April 2016 at 9:33 am

Panel Members: Pam Allan (chair), Allen Grimwood and Bruce Clarke

Apologies: None

Declarations of Interest: Councillor A Glachan and Councillor D Thurley

### Determination and Statement of Reasons

**2016STH005 Albury DA 10.2010.30491.9 [at 520-524 Smollett St & 441 Kiewa St, Albury] as described in Schedule 1.**

**Date of determination:** 14 April 2016

**Decision:**

The panel determined to approve the development application as described in Schedule 1 pursuant to section 96 of the *Environmental Planning and Assessment Act 1979*.

**Panel consideration:**

The panel considered: the matters listed at item 6 as addressed in the Independent Assessment Report, the material listed at item 7 and the material presented at meetings listed at item 8 in Schedule 1.

**Reasons for the panel decision:**

1. The panel adopted the assessment of those matters in the Independent Assessment Report with addition of additional screening to protect the privacy of adjoining residents on the Northern boundary of the property.

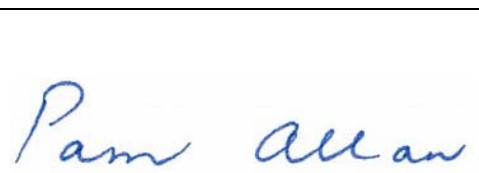
**Conditions:** The modification application was approved subject to the conditions of consent in the original development consent, modified as recommended in the independent assessment report and with the condition added by the panel at the meeting:

- (a) Addition to the list of approval dates on the face page.
- (b) Update the description of the subject land with reference to both sites.
- (c) In the description of the development, change the number of car parking spaces referenced in Stage 7 from "328" to "384".
- (d) In condition (A1), replace "and 30 May 2013" with ", 30 May 2013 and 15 January 2016".
- (e) In condition (A1), for references to Drawing Nos A411.1, A411.3, A411.4 change the Revision Nos to "115" and Dated to "23/11/2015".
- (f) In condition (A1), for references to Drawing Nos A500, A501.1, A502, A503, A504, A505, A507 and A508, change the Revision Nos to "C" and Dated to "11/3/2016".
- (g) In condition (B17), change the number of car parking spaces referenced from "368" to "384".

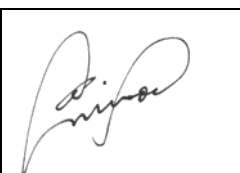
Include new condition (E14)

(E14) The exterior screening to the northern façade of the Kiewa Street multi-level carpark is to be a minimum of 1.8 metres high, measured above the finished surface level of the top carpark deck. This screening is to be an extension of the material and design proposed for all exterior facades.

**Panel members:**



**Pam Allan (chair)**



**Allen Grimwood**



**Bruce Clarke**

## SOUTHERN JOINT REGIONAL PLANNING PANEL

### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2016STH005 Albury DA 10.2010.30491.9
2	<b>Proposed development:</b> Mixed use commercial/retail development & associated car parking and subdivision
3	<b>Street address:</b> 520-524 Smollett St & 441 Kiewa St, Albury
4	<b>Applicant/Owner:</b> David Harper, Volt Lane Pty Ltd
5	<b>Type of Regional development:</b> Section 96(2) modification application for a development where the original application was determined by a Joint Regional Planning Panel
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>Murray Regional Environmental Plan 2</li> <li>Albury Local Environmental Plan 2010</li> <li>Albury Development Control Plan 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, including the principles of ecologically sustainable development.</li> </ul>
7	<b>Material considered by the panel:</b> Independent Assessment Report dated March 2016 Written submissions during public exhibition: one (1) Verbal submissions at the panel meeting: Against 1 – Ms Kathleen Pugh On behalf of the applicant 1 – Mr Warwick Dunstan
8	<b>Meetings and site inspections by the panel:</b> Public determination meeting on Thursday 14 April 2016
9	<b>Council recommendation:</b> Approval subject to conditions
10	<b>Recommended conditions:</b> Attached to Independent Assessment Report and include new condition (E14) as per Conditions.