

COUNCIL ASSESSMENT REPORT

Panel Reference	2017STH006
DA Number	10.2017.35189.1
LGA	Albury
Proposed Development	<p>Erection of an affordable housing development by Amelie Housing (a subsidiary of St Vincent de Paul), incorporating the following</p> <ul style="list-style-type: none"> • Demolition of all structures on the site (including Quamby House and Orana Allanbie housing and associated sheds, outbuildings and structures, but excluding the dwelling house and 2 small sheds located at 405 Olive Street demolished under a Complying Development Certificate issued in June 2017) • Earthworks and servicing upgrades • Erection of 38 dwellings in 5 single storey and 5 two storey buildings, comprising <ul style="list-style-type: none"> ○ 23 x 1 bedroom dwellings ○ 14 x 2 bedroom dwellings ○ 1 x 3 bedroom dwelling • Erection of a part two storey and part three storey Community Centre and office building • Provision of a communal open space area and children's play space • Car parking, landscaping, internal roads and ancillary structures, and • Consolidation of existing titles.
Street Address	401-407 Olive Street and 18-22 Richs Lane South Albury
Applicant/Owner	Mairead Hawes Hawes & Swan Planning Suite 4 Level 4 35 Buckingham Street SURRY HILLS NSW 2010
Date of DA lodgement	3 February 2017
Number of Submissions	Four (4)
Recommendation	Approval subject to conditions
Regional Development Criteria (Schedule 4A of the EP&A Act)	<p>6 Private infrastructure and community facilities over \$5 million</p> <p>Development that has a capital investment value of more than \$5 million for any of the following purposes:</p> <p>(a) ..</p> <p>(b) affordable housing, ...</p>
List of all relevant s79C(1)(a) matters	<ul style="list-style-type: none"> • Provisions of Environmental Planning Instruments: <ul style="list-style-type: none"> - State Environmental Planning Policy (State and Regional Development) 2011 - State Environmental Planning Policy 55 – Remediation of Land - State Environmental Planning Policy (Affordable Housing) 2009 - Murray Regional Environmental Plan No 2 (Deemed State Environmental Planning Policy) - Albury Local Environmental Plan 2010 • Provisions of Development Control Plans: <ul style="list-style-type: none"> - Albury Development Control Plan 2010 - Albury Infrastructure Contributions Plan 2014 • Provisions of the EP&A Regulations • The likely impacts of the development, including environmental impacts on

	<p>the natural and built environment and social and economic impacts in the locality</p> <ul style="list-style-type: none"> • The suitability of the site for the development • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
List all documents submitted with this report for the Panel's consideration	<ol style="list-style-type: none"> 1. Plans and Elevations (Demolition plan, site plans, floor plans, elevations, sections, site works, shadow diagrams and perspective views prepared by Curtin Architects; Landscape Plans prepared by Somewhere Landscape Architects and Lot consolidation plan prepared by T J Hinchcliffe & Associates) 2. Statement of Environmental Effects (SEE) prepared by Hawes & Swan Town Planning Consultants (including updated information received 19 April 2017) 3. Traffic and Parking Impact Assessment prepared by gtk consulting (including updated information received 19 April 2017). 4. Submissions received 5. Request for further information 6. <i>Draft Conditions of Consent.</i>
Report prepared by	Albury City Council
Report date	5 June 2017

Summary of s79C matters

Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not Applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)?

No

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment?

Yes

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report