

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSTH-38
DA Number	10.2020.37386.1
LGA	Albury City
Proposed Development	Eight-storey Mixed Use Development and Five-storey Car Park
Street Address	580 - 584 Smollett Street & 470 Wodonga Place, Albury NSW 2640
Applicant/Owner	Blueprint Planning/ 590 Smollett Street Pty Ltd on behalf of Zauner Construction Pty Ltd
Date of DA lodgement	25 February 2020
Total number of Submissions Number of Unique Objections	Two
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	General development over \$30 million
List of all relevant s4.15(1)(a) matters	<p>Any EPIs</p> <ul style="list-style-type: none"> • Environmental Planning & Assessment Act 1979; • Albury Local Environmental Plan 2010 (Albury LEP 2010); and • Albury Development Control Plan 2010 (Albury DCP 2010); <p>Section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4</p> <ul style="list-style-type: none"> • Nil <p>Coastal Zone Management Plan</p> <ul style="list-style-type: none"> • N/A <p>Relevant regulations e.g. Regs 92, 93, 94, 94A, 288</p> <ul style="list-style-type: none"> • Environmental Planning and Assessment Regulation 2000 <p>State Environmental Planning Policies</p> <ul style="list-style-type: none"> • Deemed State Environmental Planning Policy - Murray Regional Environmental Plan No.2 – Riverine Land (MREP2); • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy No 65 – Design Quality of Residential Flat Buildings (SEPP 65); • State Environmental Planning Policy (SEPP) – Building Sustainability Index (BASIX); and • State Environmental Planning Policy No. 55 – Remediation of Land. <p>Other</p> <ul style="list-style-type: none"> • Nil
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Assessment Report • Councillor's submission • Development Plans • Statement of Environmental Effects • Traffic Impact Assessment • Submissions received • Draft Determination

	<ul style="list-style-type: none"> Referral Responses – Traffic for NSW; Essential Energy Site photographs
Clause 4.6 requests	<ul style="list-style-type: none"> Nil
Summary of key submissions	<ul style="list-style-type: none"> Overlooking/loss of privacy Overshadowing Impact on adjoining Heritage item Access Loss of views Construction impact
Report prepared by	Marius Shepherd, Senior Planner Albury City Council
Report date	10 July 2020

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 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 (S7.24)?

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

Yes

Conditions

Have draft conditions been provided to the applicant for comment?

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

Yes