

DATE OF DEFERRAL	23 December 2020
PANEL MEMBERS	Gordon Kirkby (Chair), Renata Brooks, Tim Fletcher, David Thurley
APOLOGIES	Henk van der Ven
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 11 December 2020.

MATTER DEFERRED

PPSSTH-38 – Albury City – DA10.2020.37386.1 at 580 - 584 Smollett Street & 470 Wodonga Place, Albury NSW 2640 – Eight-storey Mixed Use Development and Five-storey Car Park (as described in Schedule 1).

REASONS FOR DEFERRAL





The panel agreed to defer the determination of the matter until required information is provided by the Council:

- Legal advice confirming or otherwise that the legal rights associated with the Right-of-Way for the adjoining property at 473 Townshend Street (“Kia Ora”) are maintained.

The Panel require the Applicant to prepare and submit the following:

- Revised plan(s) that show the proposed street level connection between the mixed-use building and the car park building. The plan(s) shall demonstrate that amenity, security and wayfinding for pedestrians is provided for pedestrians moving between the two buildings.

When this information has been received, the panel will decide on the matter electronically.

PANEL MEMBERS	
 Gordon Kirkby (Chair)	 Renata Brooks
 Tim Fletcher	 David Thurley

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSTH-38 – Albury City – DA10.2020.37386.1
2	PROPOSED DEVELOPMENT	Eight-storey Mixed Use Development and Five-storey Car Park
3	STREET ADDRESS	580 - 584 Smollett Street & 470 Wodonga Place, Albury NSW 2640
4	APPLICANT/OWNER	Blueprint Planning/ 590 Smollett Street Pty Ltd on behalf of Zauner Construction Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ Environmental Planning & Assessment Act 1979 ○ Albury Local Environmental Plan 2010 (Albury LEP 2010) and ○ 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) ○ State Environmental Planning Policy No. 55 – Remediation of Land • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Albury Development Control Plan 2010 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Environmental Planning and Assessment Regulation 2000 • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 16 September 2020 • Written submissions during public exhibition: 2 Total number of unique submissions received by way of objection: 2
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<p>Site inspection: Tuesday, 6 October 2020 Panel members: Henk van der and David Thurley</p> <p>Final briefing to discuss council's recommendation: Wednesday, 7 October 2020 Panel members: Gordon Kirkby (Chair), Renata Brooks, Tim Fletcher, Henk van der Ven and David Thurley Council assessment staff: Matt Wilson and Marius Shepherd</p> <p>Final briefing before electronic determination: Wednesday, 16 December 2020 Panel members: Gordon Kirkby (Chair), Renata Brooks, Tim Fletcher and David Thurley Council assessment staff: Marius Shepherd, David Christy and Matthew Wilson Applicant representatives: James Laycock from Blueprint Planning</p>

		Note: Applicant briefing was requested to respond to the recommendation in the council assessment report
9	COUNCIL RECOMMENDATION	Deferral
10	DRAFT CONDITIONS	Attached to the council assessment report