

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSTH-76
DA Number	DA10.2020.38113.1
LGA	Albury City
Proposed Development	Alterations and additions to the Lauren Jackson Sports Centre
Street Address	229 North Street Albury
Applicant/Owner	Centrum Architects/Albury City Council
Date of DA lodgement	17 December 2020
Total number of Submissions Number of Unique Objections	<ul style="list-style-type: none"> One (1) Submission <p>Issues:</p> <ul style="list-style-type: none"> The dirt drive through PCYC land through to this development is a concern as it could be used as a shortcut by bot tradies and patrons and we would like to see this blocked off. Has council conducted a noise study into any potential increase noise volumes that the new venue and increase in people will bring to the area? Has council conducted any studies into the impact of increased traffic especially during major events that may impact on Andrews Street. We would like to see all tradies be instructed to use the provided parking that the complex has and not mortgage the roadside car spaces we currently enjoy although somewhat limited.
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	<p>Item 3. Council related development over \$5million; and</p> <ul style="list-style-type: none"> AlburyCity is the owner of the land and facility. The development is to be carried out by Council.
List of all relevant s4.15(1)(a) matters	<p>Any EPIs</p> <ul style="list-style-type: none"> Environmental Planning and Assessment Act 1979 Biodiversity Conservation Act Murray Regional Environmental Plan No.2 – Riverine Land 1994 Albury Local Environmental Plan 2010 Albury Development Control Plan 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</p> <ul style="list-style-type: none"> Environmental Planning and Assessment Regulations 2000 <p>State Environmental Planning Policies</p> <ul style="list-style-type: none"> State Environmental Planning Policy No. 64 (Advertising and Signage) State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy No. 55 (Remediation of Land) 1998
List all documents submitted with this report for the Panel's consideration	<p>Development Application Form – 12 January 2021</p> <p>Statement of Environmental Effects dated 18 March 2021</p> <p>Architectural Plans (amended) - 15 March 2021</p> <p>SEE Appendices/Specialist Reports</p> <ul style="list-style-type: none"> Flora and Fauna Assessment – 12 March 2021 Cost Summary Report – 13 November 2021 Soil Report – 19 November 2021 Survey Plan – 6 February 2021
Clause 4.6 requests	Not applicable.
Summary of key submissions	<ul style="list-style-type: none"> Noise Impact Carparking Impact Traffic Impact Construction Management Impact
Report prepared by	Habitat Planning (Independent Assessment Report)
Report date	5 May 2021

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? <i>e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP</i>	Yes
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)? <i>Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions</i>	Not applicable
Conditions Have draft conditions been provided to the applicant for comment? <i>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</i>	Yes Provided 4 May 2021