

**Contact:** D Christy

**Reference:** DOC23/89897

**Executive Director  
Key Sites and Regional Assessment  
Department of Planning and Environment  
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**Sent via email to: [regionaljobprecincts@regional.nsw.gov.au](mailto:regionaljobprecincts@regional.nsw.gov.au)**

14 February 2023

### **Submission from AlburyCity – Albury Regional Job Precinct Draft Master Plan**

Thank you for the opportunity to comment on the Albury Regional Job Precinct Draft Master Plan.

We support the overall intent of the Draft Master Plan and associated Discussion Paper that broadly describes the proposed amendments required to the Albury LEP to facilitate development of the Albury Regional Job Precinct (Albury RJP).

We also appreciate the previous opportunities for Council to provide input to the RJP initiative. We note, however, the following aspects we believe require further consideration in finalising and implementing the Albury RJP Draft Master Plan.

Our feedback has focused on the Draft Master Plan and Discussion Paper on the understanding these capture the directions of the various technical study reports.

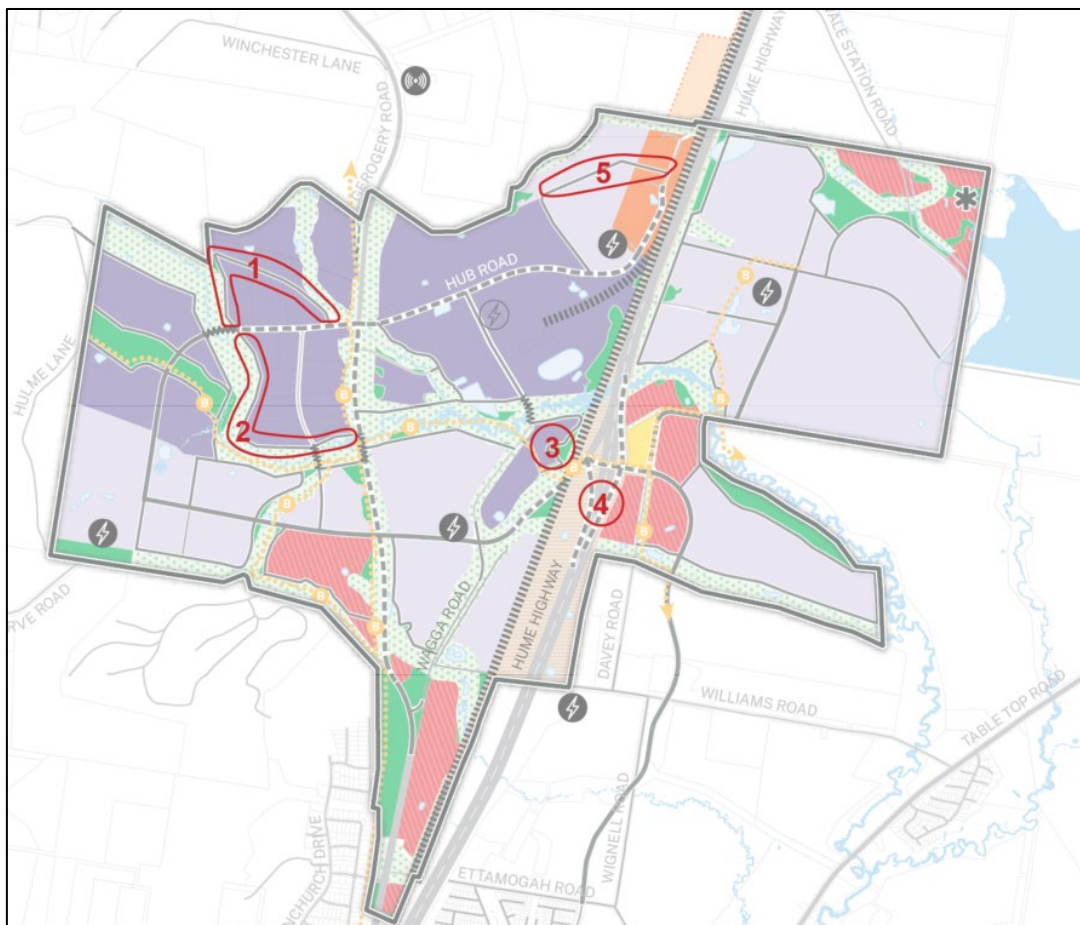
### **Draft Master Plan**

- Albury RJP Boundary – as per earlier feedback, we recommend the Albury RJP boundary be adjusted to include the expanded Ettamogah Rail Hub area. The Rail Hub is a key element in supporting growth and development of the Precinct and closely aligns with the vision and objectives of the RJP and therefore warrants inclusion. It is considered that this is a relatively minor inclusion that would not require a substantial re-work of the associated technical reports.
- Development Control Plan – the successful implementation of the objectives and outcomes of the Albury RJP will require the preparation of a Development Control Plan (DCP). Amongst the topics identified on page 34 of the Draft Master Plan (and in Table 1 of the Discussion Paper), the DCP should also include urban design (street design, landscaping,

parking, water sensitive urban design) and built form guidance that suitably advances, expands, and replaces the existing chapter in the Albury DCP 2010 relating to the Precinct (ie. Appendix K). This will support the proposed expanded exempt and complying development for the Albury RJP. AlburyCity looks forward to providing input and feedback as the DCP is prepared by the NSW Government.

- Waste Water treatment facility – in finalising and implementing the Albury RJP, we note appropriate zoning, buffers and/or planning provisions are needed to avoid any incompatible development with the potential waste water treatment facility in the north-east of the Albury RJP.
- Conservation Zones – as previously discussed, AlburyCity has undertaken a Conservation Zoned Lands Review across the LGA to better align zoning with land identified as having significant environmental value. This Planning Proposal is on public exhibition until 1 February 2023. Mapping of the Planning Proposal changes has been previously provided and while many Conservation Zone adjustments in the Planning Proposal and Draft Master Plan align, there are some inconsistencies (refer Attachment 1) that will require further discussion and agreement as both projects are finalised.
- Topography – commentary on page 17 states *“Some land in the Albury RJP is less suited to large floorplate industrial uses because of existing topography.”* We agree and note suitable planning provisions will need to be included in the LEP and/or DCP to ensure future developments appropriately respond to local topography, in particular the sloping land along the western side of the Albury RJP.
- Biodiversity Certification – page 22, Section 4.2, Principle 4, dot point 2, states *“Explore a biodiversity certification for the precinct...”* Similarly, page 40 states *“There is opportunity to establish a new precinct-wide assessment and approval process to protect biodiversity that is aligned with the Master Plan and the Biodiversity Conservation Act 2016 (NSW)”*. We support this being delivered by the NSW Government (working in partnership with Council) as a key outcome of the RJP finalisation and implementation, noting this is an important aspect in strategically protecting areas of ecological value and streamlining the planning process to facilitate growth and development of the Albury RJP.
- Staging - page 28, Section 5.3 – while noting the highway service station is included in Stage 1, consideration should be given to including a larger section on the east side of the highway, around the freeway interchange and service station area, as part of Stage 1. Also, the existing Visy building (former Paper Mill) is shown as Stage 2 – consider if this should be Stage 1. Further relating to staging, the eastern side of the Albury RJP (mostly shown as Stage 3), is within the ‘Future urban expansion (long-term)’ as identified in Council’s Local Strategic Planning Statement and Rural Lands Strategy. Through the economic analysis undertaken as part of the Albury RJP investigations, a high-level indication and direction of the future urban area that may be needed (or not needed) for longer-term industrial/employment expansion beyond 2036 (Stage 3) would assist in future planning and help mitigate incompatible uses approaching. This may also help provide context and rationale for the small area of proposed E3 Productivity Support in the north-east corner of the RJP and how this may fit with surrounding uses in the longer term.
- Bushfire Mapping – page 45. The map and legend appear incorrect, and the potential risk understated. It does not appear to align with the accompanying Bushfire Assessment Report.

- Naming/Branding – consideration should be given to the future name and brand of the Albury RJP, noting previous areas are known as NEXUS Industrial Precinct.
- Road layout – the minor road network needs refinement, particularly in relation to the placement of roads alongside Conservation Zones and retention basins. We also note some roads may not be required. Refer to the image below highlighting some adjustments to the minor road layout for consideration:
  - #1 Review the proposed roads along the northern and western boundary of NEXUS Stage 1 Lots 10, 11 and 12, north of Knowles Road, noting these lots have already been established and both routes may not be required.
  - #2 Remove the proposed road along the western and southern boundary of NEXUS Stage 1, noting this subdivision stage has already been completed.
  - #3 Suggest this road alongside the Conservation Zone is simplified. We appreciate the intent to follow Conservation Zone alignments to provide a clear zone delineation and suitable interface and opportunities for active and passive surveillance of Conservation Zone land, however, there are a few examples, like #3, where this results in a somewhat convoluted and indirect road layout with the opportunity for this to be simplified.



- #4 Davey Road interchange southern ramps and north-east ramp are shown as 'upgrade'. We understand this may only be required in the longer-term and perhaps can be denoted as such, given the southern ramps have only recently been established.

- #5 We note this road alignment should be reviewed based on existing DA approval around the rail hub.

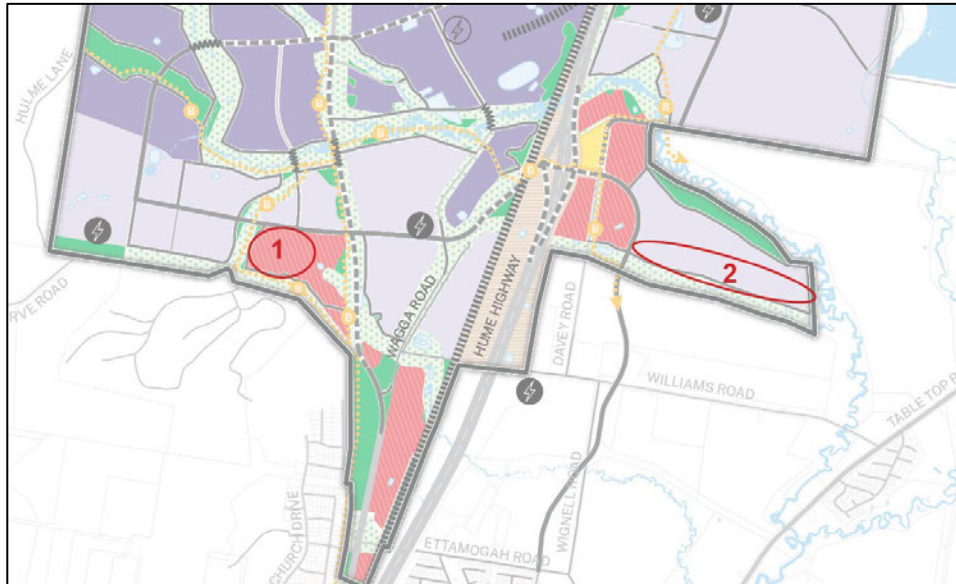
#### Minor edits

- Page 6, Figure 1 – in the legend ‘existing lot subdivision’ may be confusing. Consider relabelling as ‘existing property boundaries’.
- Page 9, Section 1.2 – adjust labels that are misaligned on the map.
- Figure 6 – the Brisbane inland rail route appears to be west of Albury not via Albury.
- Page 13, Section 2.2 – “Proximity of manufacturing near Inland Rail will improve connectivity to domestic export markets.” Suggest adding ‘international export market’ to align with message in the rest of the Master Plan.
- Page 16, Section 3.1, rail infrastructure – “Albury is uniquely positioned to build on its established industry base and access to the Inland Rail”. Suggested rewording to: “Albury is uniquely positioned to build on its established industry base with access to the Melbourne to Sydney mainline and Inland Rail.”
- Page 21, Section 4.2, Principle 2, dot point 3 – appears to be a typo or word missing “and are quality impacts”.
- Page 22, Section 4.2, Principle 4 – ‘Create an environmentally sustainable and culturally responsible precinct’ – this principle could be expanded to promote sustainable design of buildings within the Albury RJP. Sustainable urban design and building design could also be highlighted further in other parts of the Master Plan (eg. Section 5, Figure 8) and in the DCP that is being prepared.
- Page 26 – the first dot point refers to ‘environmental zones’ which should be updated to ‘Conservation Zones’.
- Page 27, Figure 8 – this is labelled ‘Albury RJP Structure Plan’. This figure is very similar to the Master Plan (Figure 1) which may lead to confusion. Consider only having either a Master Plan or Structure Plan, or providing a clearer purpose/difference if each is required.
- Page 27, Figure 8 – the legend has ‘Crown Land, Australian Government and NSW Government’ but doesn’t appear to be shown on the map, suggest removal.
- Page 28, Section 5.3 – dot points 4 and 5 are similar and could be consolidated.
- Page 28, Section 5.3 – Albury Wodonga Regional Economic Development Strategy 2018-2022 is in the process of being amended. The updated version is expected to be available in early 2023.
- Page 28, Section 5.3 – “Initial work is likely to be focused on the densification of activity within a concentrated area at the centre and north-east area of the precinct, building on early stages of development and existing infrastructure.” Suggest this was meant as north-west, noting the Staging Plan indicates the north-east area as Stage 3.
- Page 29 – “Rail intermodal (for future consideration)” is shown in the legend but needs to be included on the map.
- Page 30, Stage 2 – stated as on the east side of the Highway when it is on the west side.
- Page 33, Section 6.1, E3 – states “...avoiding competition with surrounding industrial precincts”. Suggest rewording as “...avoiding competition with surrounding local and commercial centres”.
- Page 38, row 1, dot point 3 – appears to be missing word “no”. Change to “avoid development that relies on ‘no-through-roads”.

- Page 39, Section 7.12, dot point 3 – refers to “new zone substation located at the western side of the Hume Highway”, however Figure 8 Structure Plan shows potential locations on eastern and western sides of the Hume Highway.
- Page 41, Figure 14 – suggest adjusting legend for clarity of environmental values and Conservation Zones.
- Page 42 and page 43 (Figure 15) – refers to “stack zones”. This should be defined in the Master Plan.
- Page 49 – review of wording at the start of page 49 is suggested, as changes between discussing contamination to conservation land areas.  
*The Structure Plan has been developed to mitigate the impact of potentially contaminating industries within the Albury RJP. Specifically, the preferred Structure Plan involves the adjustment of conservation land areas to avoid sterilisation of existing lots within private ownership. The Structure Plan supports further investigation into areas of the RJP to ensure that no lots that are currently in private ownership are sterilised by conservation zoning.*
- Page 51, Section 7.10 – highlights the Maryvale historic heritage site but doesn’t mention the other LEP listed site (Ettamogah Vineyard Ruins). Also, we suggest both these items be labelled on Figure 18. We also note that the Ettamogah Vineyard Ruins have been incorrectly identified on the Albury LEP 2010 map and are positioned approximately 85 metres to the east at 20 Twynam Court. The LEP mapping and address will be amended in the current Heritage Review project.
- Page 53, Section 7.11 – references the Wagirra Trail and the Yindyamarra Sculpture Walk but the link/relevance to the Albury RJP is unclear.

## Discussion Paper

- E3 Productivity Support Zone, page 12 - the Discussion Paper notes the E3 Productivity Support Zone “will act as an interface or transition zone for sensitive receivers (both residential and environmental) within and adjacent to the Albury RJP, and provide local services.” We note this approach but seek to clarify if a consistent approach has been taken. For example, the Draft Master Plan has an E3 Productivity Support Zone near Central Reserve Road to buffer industrial uses to Ettamogah Rise residents to the south (refer #1 on map below). We query if a similar approach should be provided to the area to the east of the Davey Road interchange (shown as #2 on the map) which is close to R1 zoned land at Thurgoona to the north of Williams Road. We do, however note the Conservation Zone provides some separation between these uses. Preferably, we suggest this could be effectively managed through additional amenity provisions for this area via the proposed LEP and DCP amendments for implementing the RJP (rather than by zoning as E3 Productivity Support). This approach could also be considered for the E3 Productivity Support Zone proposed in the north-east corner of the RJP.



- E3 Productivity Support Zone, page 12- the Discussion Paper notes: “It is acknowledged that there are opportunities elsewhere in the Albury Local Government Area for retail uses such as bulky goods and larger format retail outlets. To avoid competition with other similar precincts in Albury, these uses will not be encouraged within the Productivity Support Zone.” We support this statement and look forward to reviewing planning provisions (eg. floor area limitations or other controls, or other matters for consideration in development assessment) to help avoid diluting established retail cores within existing centres.
- Page 15, Section 3.2.2, Land Use Table – SP4 Enterprise Zone. Further review of the proposed Land Use Tables is recommended to ensure they provide suitable flexibility and align with the Draft Master Plan and intent/objectives of each proposed zone. For example, within the SP4 Enterprise Zone, the following land uses could be moved from ‘prohibited’ to ‘permitted with consent’:
  - artisan food and drink industries;
  - boat building and repair facilities;
  - highway service centres;
  - industrial retail outlets;
  - information and education facilities (noting potential direction for the Maryvale heritage item on page 51 of the draft Master Plan); and
  - rural industries

We note Section 3.2.3 of the Discussion Paper proposes ‘Additional permitted uses’ will be included in Schedule 1 for heavier industrial industry precincts. Council requests input and review of these considerations.

Consideration could also be given to moving “Environmental protection works” from ‘prohibited’ to ‘permitted without consent’.

It is also noted no land use definition could be identified for ‘Registered premises’

- Section 3.2.2, Land Use Tables – E3 Productivity Support Zone, SP2 Infrastructure Zone, C3 Environmental Management Zone – we note these are existing zones used in the Albury LEP 2010. There are some inconsistencies in the Land Use Tables for the E3 and C3 Zones within the Discussion Paper compared to the Albury LEP 2010. Noting the E3 and C3 Zones occur in other areas of the Albury LGA outside of the Albury RJP, the Albury RJP Land Use Tables will need to be consistent with these. In addition to the Land Use Table variations, we also note the following E3 Productivity Support Zone objective has been omitted from the Discussion Paper: “To ensure development does not have an adverse impact on the amenity of adjoining zones, residents and sensitive land uses.”
- Page 18, Section 3.2.3 – Additional permitted or prohibited uses for the Albury RJP are proposed to be included in Schedule 1 of the Albury LEP 2010 to facilitate development of the heavier industry and general industry sub-precincts under the SP4 Zone. We support this in principle, but request Council input and review of the proposed changes to Schedule 3.
- Page 18, Section 3.2.4, Part 4 – Principal development standards are proposed to not apply to land within the Albury RJP. While we have no objection to this direction, we note there are limited clauses, if any, in Part 4 of the Albury LEP 2010 that apply to industrial development in the Albury RJP area, so it may not warrant this change.
- Page 18, Section 3.2.5 – Buffer areas are proposed to surround the Albury RJP. While we have no objection to this direction, we request Council input and review of the proposed buffer map. Amongst considerations will be any potential impact on existing R1 General Residential Zoned land as part of the Thurgoona Wirringa Precinct growth area to the south-east of the Albury RJP.
- Page 18, Section 3.2.6 – additions to Exempt Development (Schedule 2) are proposed for land within the Albury RJP. While we have no objection, we note there are limited additional exemptions (than currently under the Code SEPP) and few that apply to industrial or business uses. As such, there may be limited value in this change for the Albury RJP or may warrant further adjustment with more focus on exemptions relating to minor industrial development.
- Page 18, Section 3.2.7 – additions to Complying Development (Schedule 3) are proposed for land within the Albury RJP that is consistent with the Master Plan. While we have no objection, we request Council input and review of the proposed changes to Schedule 3.
- Page 22, Section 3.2.14 – Infrastructure contributions – this section notes “the funding mechanism options to be adopted for the Albury RJP are subject to further review by Albury City Council”. Expanded and revised Infrastructure Contributions plan(s) will be required for the Albury RJP. We look forward to inputting and reviewing work by the NSW Government relating to Local Infrastructure Contributions. This should be of sufficient detail (detailed and fully costed works schedule and development projections over time) and include overall approach to Contributions (eg. investigating options such as value capture with any

rezoning) to ensure contributions are appropriate levied across the Albury RJP and to guide the amended Albury Infrastructure Contributions Plan.

- Page 13, Table 3, E3 Productivity Support Zone – suggest minor changes to wording of the third dot point as follows: “To provide a range of light industrial, warehouse and office uses, space for emerging light industries and uses that meet the day-to-day needs of businesses and industries, without ~~avoid~~ competing with commercial or ~~industrial-retail~~ centres in Albury”.

#### **Technical Report – Biodiversity Technical Report**

- Change the Commonwealth Department of Agriculture, Water and the Environment (DAWE) to Department of Climate Change, Energy, Environment and Water (DCCEEW).
- Twelve threatened species (including four species of woodland birds) known to occur in the Investigation Area are listed in the Executive Summary. Although some of these species have been listed in the Species Credit table (Table 6-2) and/or the Threatened Species Habitat table (Table 7-1), seven species have been omitted from the main body of the report altogether: Black-Chinned Honeyeater, Flame Robin, Dusky Woodswallow, Grey Falcon, Little Lorikeet, Scarlet Robin and Turquoise Parrot. In order to ensure that biodiversity credits are generated for all impacted threatened species and their habitats, the seven threatened species known to occur within the Investigation Area should be incorporated into Tables 6-2 or 7-1, or alternatively, included within a new table under Section 6.2. These species should also be referred to as a separate dot point in Section 10.

Thank you again for the opportunity to raise these issues with you. In summary, we support the overall direction of the Albury RJP Draft Master Plan and look forward to continuing to work with the Department of Regional NSW and the NSW Department of Planning and Environment in revising the Albury RJP Draft Master Plan and related planning framework (eg. LEP and DCP).

If you require any further information, please do not hesitate to contact David Christy, Service Leader City Development, on [REDACTED] or via email [REDACTED]

Regards,



Frank Zaknich  
**CEO Albury City Council**

**Attachment 1** – example of some inconsistencies between the Albury RJP Draft Master Plan and Conservation Zoned Lands Review Planning Proposal – for further discussion and agreement as both projects are finalised.

## Albury RJP Master Plan

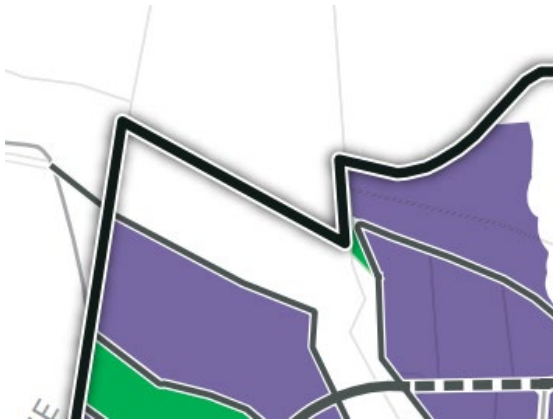
Figure 1 Albury Regional Job Precinct Master Plan



## Conservation Zoned Lands Review (overview)



### AREA 1



### Recommendation

Minor adjustment to reflect proposed removal of existing Conservation Zone.

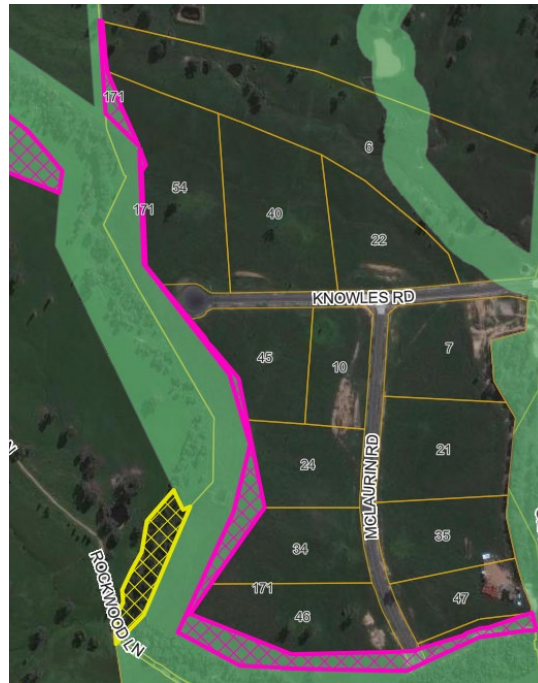
### AREA 2



### Recommendation

Minor adjustment to reflect proposed removal of existing Conservation Zone.

### AREA 3



#### Recommendation

Minor adjustment to reflect proposed removal of existing Conservation Zone along eastern boundary of corridor.

### AREA 4



#### Recommendation

Minor adjustment to reflect proposed removal of existing Conservation Zone.

## AREA 5



### Recommendation

Minor adjustment to reflect proposed removal of existing Conservation Zone.

## AREA 6



### Recommendation

Minor adjustment to reflect proposed removal of existing Conservation Zone either side of the Wagga Road and RW Henry Drive road reserve.

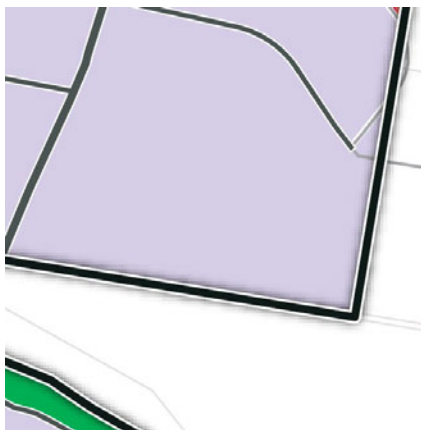
## AREA 7



### Recommendation

Minor adjustment to reflect proposed removal of existing Conservation Zone south and south west of the Visy Plant Buildings.

## AREA 8



### Recommendation

Minor adjustment to reflect proposed addition of Conservation Zone in the eastern precinct.

## AREA 9



### Recommendation

Minor adjustment to reflect proposed addition/removal of Conservation Zone.

## Crystal Atkinson

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**From:** Emma Thompson  
**Sent:** Monday, 13 February 2023 7:40 AM  
**To:** Stuart McIntosh; Alyssa Wright  
**Cc:** Alicia Hall  
**Subject:** FW: Exhibition of Albury Regional Job Precinct Draft Master Plan and Discussion Paper

**Categories:** Albury

Morning,

TfNSW's comments on Albury are below 😊 Alyssa, I've already saved this in CM9!

Em

### Emma Thompson

Deputy Director, Strategy  
Strategy, Corporate and Performance  
Department of Regional NSW

P [REDACTED]  
E [REDACTED]

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**From:** Maurice Morgan [REDACTED]  
**Sent:** Friday, 10 February 2023 5:36 PM  
**To:** Emma Thompson [REDACTED]  
**Cc:** Joanne Cheshire [REDACTED]  
**Subject:** RE: Exhibition of Albury Regional Job Precinct Draft Master Plan and Discussion Paper

Emma

Please see below. Happy to discuss if needbe.

Regards

**Maurice Morgan**  
**Senior Manager Transport Planning (South)**  
Planning and Programs | Regional & Outer Metropolitan  
Transport for NSW

T [REDACTED] E [REDACTED]

Level 3, 193-195 Morgan Street  
Wagga Wagga NSW 2650



Trans  
for N!

The Regional Jobs Precinct includes the Nexus Industrial Area located to the north of Albury. The precinct is located either side of the Hume Highway and has intermodal facilities located on the Main Sydney-Melbourne rail corridor and the Inland Rail route between Brisbane and Melbourne. The strategic location of Albury is ideal for freight movement and distribution.

The majority of the estate has been zoned for industrial purposes as part of the Albury LEP 2010 which is identified as the Study area. Note that Page 43 identifies the study area and an extended study area.

The promotion of the study area as proposed is generally consistent with the LSPS adopted for Albury in Sept 2020.

The study area is located either side of the Hume Highway. Access to the study area from the Hume Highway is provided by:

- a grade separated interchange at Davey Road (located central to the study area as shown on page 26 of the report). (This interchange now includes both north side ramps and south side ramps to the Hume Highway), and
- a grade separated interchange at Thurgoona Road, located to the south of the study area. This route to the south relies on access through a current set of traffic signals located at the intersection of Thurgoona Road and Wagga Road. Wagga Road is also the road link to the majority of the urban population within Albury.

The Hume Highway is a classified “state” road. Thurgoona Road and Wagga Road (south of the traffic signals at the intersection of Thurgoona Road and Wagga Road) are classified “regional” roads.

The report includes a number of recommendations. Those relevant to TfNSW include;

- Recommendation 3 – support the Masterplan process for the future development of the precinct
- Recommendation 6 – support the concept to identify and provide appropriate measures to mitigate traffic related issues at a precinct level. This approach should be applied to the surrounding road network servicing access to the Nexus estate.
- Recommendation 11 – as per Recommendation 3 above
- Recommendation 12 – support the update of the Contribution Plan to identify and provide for the required infrastructure and timing to service the development.

Overall the concept for the master planning of the precinct is supported by TfNSW however the following comments are required to be addressed:

- Any proposed changes to the zoning of the area shall maintain the road reserve of the Hume Highway as SP2
- TfNSW is currently investigating the potential to allow PBS3a vehicles on the Hume Highway. Given the proposed intent of the RJP access to and within the precinct for PBS3a should be considered
- Active transport connections are to be provided to both Lavington and Thurgoona
- Public transport facilities and routes shall be provided to and through the precinct from Albury and Wodonga
- The development of the industrial precinct needs to adopt the movement and place framework
- Provide for ancillary landuses, eg food outlets, passive recreational opportunities within the precinct

- Impacts of the development of the precinct and the resultant traffic generation on the continued functioning of the traffic signals at the intersection Wagga Road and Thurgoona Road needs to be addressed
- Need to provide for appropriate wayfinding signage along the Hume Highway. note that any signage may need further approvals.
- Traffic study to assess the adequacy and life expectancy of the current Davey Road interchange to accommodate the projected traffic generation
- Ensure the construction of the road link from the Davey Road interchange to Thurgoona
- Clarification is required regarding the future infrastructure needs due to the development of the precinct and timing for provision of this infrastructure

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## Crystal Atkinson

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**From:** ROG South West Region Mailbox  
**Sent:** Thursday, 15 December 2022 4:29 PM  
**To:** Azaria Dobson  
**Cc:** Emma Thompson  
**Subject:** RE: Exhibition of Albury Regional Job Precinct Draft Master Plan and Discussion Paper

Dear Azaria

Thank you for notifying us of the Public Exhibition of the draft master plan for the Albury Regional Job precinct. As you are aware we have previously commented on the draft Biodiversity Technical Report. We reiterate that high biodiversity values should be avoided, especially sites where multiple threatened species and candidates for serious and irreversible impact have habitat. Impacting those sites will involve a decline in local populations and increase a Biodiversity Offset Scheme credit liability.

We agree that conservation outcomes are optimised by protecting biodiversity in Stage 1. The anticipated development will involve loss of habitat values. That loss must be assessed by applying Stage Two of the Biodiversity Assessment Method to yield information needed for a Biodiversity Assessment Report (BAR). The BAR can be for Development (BDAR) or Certification (BCAR). We see no reason why that work cannot commence now utilising the information already collected for the Biodiversity Technical Report, and offer our input to ensure the success of that process.

We look forward to progressing the master plan after submissions.

Sincerely

**Marcus Wright**  
**Senior Conservation Planning Officer**

Biodiversity and Conservation | Department of Planning and Environment

T. [REDACTED] F. [REDACTED] M. [REDACTED] E. [REDACTED]  
PO Box 5336 WAGGA WAGGA NSW 2650  
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*Contact the South West Planning Team about biodiversity and flood management planning matters by emailing [rog.southwest@environment.nsw.gov.au](mailto:rog.southwest@environment.nsw.gov.au).*

*The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.*

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**From:** Azaria Dobson [REDACTED]  
**Sent:** Friday, 18 November 2022 10:42 AM  
**To:** To [REDACTED] <To [REDACTED] Margaret O'Dwyer  
[REDACTED]; Dominic Kennedy [REDACTED] Andrew  
Fisher [REDACTED]; Marcus Wright [REDACTED]

## Crystal Atkinson

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**From:** Geoff Burgess [REDACTED]  
**Sent:** Wednesday, 21 December 2022 2:36 PM  
**To:** Emma Thompson  
**Subject:** RE: REMINDER: Albury RJP Draft Master Plan Exhibition

Emma

The Essential Energy planning team have read through the Draft Master Plan and the Utilities Infrastructure Report and have the following comments for a submission:-

1. Based on the load estimates, the proposed Albury RJP will require significant augmentation to our network in the future. Essential Energy will look to incorporate this into our strategic plans for the Albury City to enable the most efficient response to these new connections as they occur. We would also be willing to work with other parties to pursue funding opportunities to enable this augmentation to occur in advance of the development of the area.
2. A requirement for a new Zone Substation has been identified in the report. The location of this Zone substation should be determined, in conjunction with Essential Energy, and based on the requirements of this development and other developments in the North of Albury to ensure the most efficient arrangement. In particular, the residential load growth in the Thurgoona area east of the Hume highway will also need to be considered. An ultimate design involving two new zone substations, may also be an option.
3. In addition to the new Zone Substation, new distribution feeders and connection between feeders will be required and these should be considered in the development of road corridors and other service routes to ensure there is adequate provision for these as the developments occur.
4. The existing privately owned substation at Visy has been noted in the documents. It should be noted that our record indicate the low voltage side of this substation is 11kV, whereas the distribution voltage in the rest of Albury is 22kV. This may add another level of complication in any plans to utilise this substation to supply or support other parts of the development.
5. The utilities report states 'Union Road substation which currently feeds all of Albury, is rated at 86-95MVA'. This is incorrect, as Essential Energy also has the Jelbart Zone Substation located south of Union Road, which also supplies parts of the Albury network.

As with all these proposals a lot will depend on the types of business attracted and the speed of the development, but I think this covers our mains issues for now. This would be a good test case for accessing funding for head works infrastructure upgrades to facilitate these types of multiuser longer term developments areas.

Any questions please call out

Merry Xmas to All  
Thanks  
Geoff

Geoff Burgess  
Head of Strategic Council Partnerships  
Essential Energy



Mob: [REDACTED]



Level 3 Waugh St, Port Macquarie NSW 2444 | PO Box 5730 | Port Macquarie | NSW 2444

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**From:** Emma Thompson [REDACTED]  
**Sent:** Thursday, 15 December 2022 11:39 AM  
**To:** Geoff Burgess [REDACTED]

## Crystal Atkinson

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**From:** Emma Thompson  
**Sent:** Friday, 17 February 2023 1:27 PM  
**To:** Alyssa Wright  
**Subject:** FW: HNSW response RE: HPE CM: RE: Albury Regional Jobs Precinct agency consultation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Albury

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**From:** Lara Goldstein [REDACTED]  
**Sent:** Friday, 17 February 2023 1:25 PM  
**To:** Emma Thompson [REDACTED]  
**Cc:** Stuart McIntosh [REDACTED]; Alicia Hall [REDACTED]; Nicole Davis [REDACTED] Lyndon Patterson [REDACTED]  
**Subject:** HNSW response RE: HPE CM: RE: Albury Regional Jobs Precinct agency consultation

Dear Emma,

Thank you for taking us through the update for the Albury Regional Jobs Precinct (RJP) on the 22 November.

It was great to see that the project team is keen to engage with HNSW early on in their process. We understand that this is an early consultation phase for the Draft Master Plan and supporting studies and that formal request for agency comment (EP&A Act s 3.25 consultation) will be following at a later stage.

We have prepared the following advice in relation to the heritage assessment processes for your consideration:

**General comments:**

- It would be useful to understand within the Masterplan document how the proposed land uses correlate with the identified areas of significance and archaeological potential
- Draft Master Plan *Figure 18 Heritage considerations in the Structure Plan* – the differentiation between areas of identified Aboriginal and non-Aboriginal (historic) heritage is not clear.

Before finalising the draft Master Plan, Council should be satisfied that all necessary heritage assessments have been undertaken and that any impacts have been sufficiently addressed. Council's assessment should include, but not be limited to a search of:

- the State Heritage Inventory, and
- the Aboriginal Heritage Information Management System.

These databases are available on Heritage NSW's website at: [environment.nsw.gov.au/topics/heritage/search-heritage-databases](https://environment.nsw.gov.au/topics/heritage/search-heritage-databases).

**Aboriginal cultural heritage considerations under the *National Parks and Wildlife Act 1974***

Heritage NSW supports the conservation and protection of Aboriginal cultural heritage values. We make the following comments on the Draft Master Plan:

Regarding section 7.11 Aboriginal Cultural Heritage:

- The Wagirra Trail and Yindyamarra Sculpture Walk are not within the RJP and are located several kilometres to the south. They are existing places of cultural interpretation and public visitation within the City of Albury local government area that the RJP could draw on as examples.
- Under Actions there is an incomplete sentence, suggest delete “should be made in”.
- The Aboriginal Cultural Heritage Standards and Guidelines Kit dates to 1997 is no longer current policy and has been superseded. We suggest this is changed to “ensuring development is in accordance with current published guidelines, codes, consultation requirements and legislation”.
- In last sentence approvals under the *National Parks and Wildlife Act 1974* (NSW) suggest to remove “precinct scale”. Current submission requirements for an AHIP application require an approved copy of a Development Consent. It is standard process that AHIPs are issued at a DA by DA stage. We are not aware of any discussions with Heritage NSW regarding a precinct wide AHIP approval at this time. Suggest this sentence is changed to: “An Aboriginal Cultural Heritage Assessment (ACHA) involving Aboriginal stakeholders and investigations to inform the Master Plan, management of Aboriginal cultural heritage and to support approvals under the *National Parks and Wildlife Act 1974* (NSW).

### **State heritage and historical archaeological considerations under the *Heritage Act 1977***

Based on the information provided, it is understood that there are no SHR listed places located within the subject area.

In relation to historical archaeology we have reviewed the Heritage Report, dated October 2022, which identifies two areas of historic archaeological potential: ‘Ettamogah Vineyard Ruins’ (currently listed as a local heritage item under the Albury Local Environmental Plan (LEP) 2010) and assessed as being of local significance in the report, and ‘Rural homestead’ (currently unlisted) which may be assessed as meeting the threshold for local significance (refer to section 13.2.4). We note that the summary statement of significance appears to be incorrectly referring to the potential item as ‘Wagga Road’ instead of Rural Homestead’ and may require editing. *Figure 11.4: Identified areas of historic archaeological potential within the Albury Regional Job Precinct* also seems to be missing from the report. It would be useful to see this figure prior to the formal consultation with agencies process commencing.

The report recommends that both identified areas of archaeological potential to be subject to further detailed assessment (if any potential impacts are proposed) including Historic Archaeological Assessment (HAA) and Archaeological Research Design (ARD) upfront, with the potential for historic archaeological test excavation following the preparation of these reports. Additional recommendations for the Ettamogah Vineyard Ruins include that the area of archaeological potential should be preserved as part of conservation lands associated with Seven Mile Creek, the extant cellar should be subject to dilapidation assessment and managed in accordance with the recommendations of the assessment, and that development within 100m of the Ruins should include vibration assessment.

Given that parts of the subject area have been assessed as having archaeological potential the recommendation that a deeper level of investigation is undertaken, including HAA and ARD, is considered an appropriate approach. A Statement of Heritage Impact (SoHI) should also be undertaken as part of this process.

This approach should inform final designs prior to any future development. The HAA and SoHI should be prepared by a suitably qualified and experienced historical archaeologist and heritage consultant (respectively) in accordance with Heritage NSW guidelines.

The ARD should be prepared in accordance with the following Heritage NSW guidelines:

- Archaeological Assessments (1996) – [environment.nsw.gov.au//media/OEH/CorporateSite/Documents/Heritage/archaeologicalassessmentsguidelines.pdf?la=en&hash=24D62F3BF291592F0DDAEF691AA5F6F9C311879C](https://environment.nsw.gov.au//media/OEH/CorporateSite/Documents/Heritage/archaeologicalassessmentsguidelines.pdf?la=en&hash=24D62F3BF291592F0DDAEF691AA5F6F9C311879C), and

- [Assessing Significance for Historical Archaeological Sites and Relics \(2009\) – environment.nsw.gov.au/research-and-publications/publications-search/assessing-significance-for-historical-archaeological-sites-and-relics](http://environment.nsw.gov.au/research-and-publications/publications-search/assessing-significance-for-historical-archaeological-sites-and-relics)

Any archaeological investigations should be carried out in accordance with the Heritage Act, including requirement for either a s140 Excavation Permit, or a s139(4) Exception.

Please note that recent changes to Heritage NSW guidelines mean that certain activities and work can be done under a s139(4) excavation permit exception and do not need approval under the *Heritage Act 1977*. More information is available at: [environment.nsw.gov.au/topics/heritage/apply-for-heritage-approvals-and-permits/historical-archaeology/section-139-4-excavation-permit-exceptions](http://environment.nsw.gov.au/topics/heritage/apply-for-heritage-approvals-and-permits/historical-archaeology/section-139-4-excavation-permit-exceptions)

Depending on the outcomes of the historical archaeological investigation, further consultation with Heritage NSW may be required.

### **Local heritage considerations under the *Environmental Planning and Assessment Act 1979***

It is noted that the proposal also has the potential to impact on Local heritage listed under Council's LEP.

As Local heritage is protected under the *Environmental Planning and Assessment Act 1979* and under Council LEPs, Council is the consent authority, the assessment and consideration of impacts on Local heritage rests with Council.

We are happy to provide further advice to both the proponent and DPE as required during the next stages of the heritage assessment processes.

If you have any questions about the advice above, please contact:

- Lyndon Patterson in relation to Aboriginal cultural heritage matters by phone on [REDACTED] or by email at [REDACTED] or
- Lara Goldstein in relation to environmental heritage matters by phone on [REDACTED] or by email at [REDACTED]

Kind regards,

Lara

Lara Goldstein (*she/her*)  
Senior Heritage Planning Officer  
Heritage Assessments  
Heritage NSW  
Department of Planning and Environment

T [REDACTED] E [REDACTED]

<https://www.environment.nsw.gov.au/topics/heritage>

Level 14, 4 Parramatta Square,  
12 Darcy Street, Parramatta  
PO Box 5020 Parramatta 2124

**Working days** Monday to Friday, 09:00am - 05:00pm



Mr Peter Cameron  
Manager, Precincts & Partnerships  
Department of Regional NSW  
[REDACTED]  
PORT MACQUARIE 2444

**Albury RJP draft Master Plan and Discussion Paper**

Dear Mr Cameron

The Environment Protection Authority (EPA) provides the below comments on the *draft Master Plan for the Albury Regional Job Precinct* (RJP) (Master Plan), the *Introduction of Albury Regional Job Precinct Discussion Paper* (Discussion Paper), and the *Air, Noise and Odour Technical Report – Albury* (Technical Report) currently on public exhibition until 16 December 2022.

The Discussion Paper states that there is no intention that scheduled activities will be permitted as complying development in the RJP. The EPA supports this approach. The EPA notes that amendments to designated development thresholds for activities that may require an environment protection licence (EPL) are being explored. The EPA is committed to working with you to address challenges that may arise in relation to this approach.

The EPA looks forward to continuing to work collaboratively with the Department of Regional NSW (DRNSW), Department of Planning and Environment, and Albury City Council regarding the development of Albury RJP, including with respect to future amendments to designated development thresholds in the *Environmental Planning and Assessment Act Regulation 2021*, the *Albury Local Environmental Plan 2010* (Albury LEP), and the forthcoming Albury RJP development control plan.

The EPA provides comments regarding the Plan, Discussion Paper, and Technical Report below at Annexure A to this letter.

If you have any further questions about this submission, please contact Lauren Musgrave, Strategic Planning Unit, on [REDACTED] or [REDACTED]

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Darren Wallett'.

Darren Wallett  
**Unit Head**  
**Strategic Planning Unit**

Enclosure

cc: Tristan Kell, Director Special Activation Precincts, DPE Planning

## Annexure A

### **First Nations perspectives should guide the development and implementation of the Master Plan**

The EPA acknowledges the Wiradjuri people as the enduring Custodians of the land, sea, waters, and sky of the Albury region. The EPA encourages consistent, meaningful, and trustworthy engagement with the Wiradjuri people in the development and implementation of the Master Plan and the RJP more broadly.

### **Master Plan**

#### *The importance of preventing land use conflict in and around Albury RJP*

The EPA supports the approaches in the Master Plan to prevent land use conflict between industrial RJP uses and sensitive receivers but seeks further detail around these proposals. For example, the EPA requests that it is consulted further on the details of the buffer proposed for the RJP to ensure it is adequate to minimise cumulative air quality, odour, and noise impacts on current and future sensitive receivers in proximity to the RJP. This is a particular risk on the western and north-western edges of the RJP, where industrial uses are proposed on the border of the RJP nearby existing residential receivers.

Additionally, the EPA agrees that the development of sub-precincts within the SP4 zone of the RJP will be necessary to ensure appropriate placement of industrial lots, given that this zone does not distinguish between heavy and general industry uses. The EPA requests it is consulted on the development of these sub-precincts.

Finally, the Master Plan states that new provisions and map/s will be inserted into the Albury LEP requiring development on land adjoining the RJP to consider likely adverse impacts on the development from Albury RJP. The EPA would also appreciate the opportunity to provide input on these mechanisms.

#### *The assumption that Visy owned land will be available for use*

The Structure Plan has been mapped on the assumption that land belonging to Visy will be available for use in the RJP. As previously communicated, the EPA has concerns regarding this assumption, because it understands that Visy's intended use of its land in the RJP is unclear. If this remains the case, the EPA recommends that this uncertainty is noted in the Plan.

#### *Waste management*

The Master Plan would be strengthened by encouraging proponents and council to be guided by the *Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities* (2012, EPA). This guide provides advice to assist architects, developers, council staff, and building managers to incorporate better waste management practice into the design, establishment, operation, and ongoing management of waste services in industrial developments.

#### *Water quality*

The EPA recommends that the Plan's consideration of water quality (7.7) should be amended to state that proponents in the RJP must not pollute waterways unless permitted under an EPL issued pursuant to the *Protection of the Environment Operations Act 1997*.

Additionally, the Master Plan would be strengthened by referencing the *Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions* (Office of Environment and Heritage, EPA, 2017). The Framework can be used to develop appropriate water quality targets and mitigation measures to achieve these in the RJP.

Finally, the Master Plan states that a precinct-wide water quality approach will be considered. The EPA will require further detail on this approach to provide meaningful input on it.

## **The Discussion Paper**

### Possible changes to designated development thresholds

The Discussion Paper states that, subject to agreement with relevant agencies, DPE intends to amend the statutory thresholds for designated development so that development consistent with the Master Plan and upfront technical assessments is not subject to this planning pathway.

The EPA would appreciate the opportunity to provide input on this proposal to identify challenges that may arise from this approach as it applies to scheduled activities. For example, the EPA notes that where scheduled activities proceed through the designated development pathway, the EPA's contribution to Secretary's Environmental Assessment Requirements early in the planning process can ensure the rigour of an environmental assessment and inform the design features of a project, thereby preventing delays and costs to proponents. If an activity is taken out of the designated development pathway, these advantages may be lost as the EPA will be engaged later in the planning process. The EPA is committed to working with DPE and DRNSW to address this and any other challenges that may arise.

### Clarification regarding 'additional permitted uses' in sub-precincts in the RJP

The Discussion Paper states that additional permitted uses for heavier industries, which would otherwise be prohibited in the SP4 zone, will be specified within certain sub-precincts aligned with the Master Plan. The EPA seeks clarification regarding which uses are proposed to be permitted and would appreciate the opportunity to provide feedback on these.

## **Technical Report**

### Assessment methodologies

As previously communicated, the EPA will continue to use its standard 'at receiver' assessment methodologies for the purpose of issuing EPLs and monitoring compliance of these activities within Albury RJP, rather than the methodology in the Technical Report.

### Emissions trading schemes

The Technical Report raises the possibility of potential noise and odour emissions trading schemes. The EPA considers that these trading schemes are unlikely to be appropriate for scheduled activities because the EPA is unable to provide higher noise or odour emission limits to one licensee based on the activities of an adjacent premises.

7<sup>th</sup> Dec 2022

**Draft Master Plan  
Albury Regional Job Precinct (ARJP)**

**Comments by Ettamogah Rail Hub (ERH)**

ERH I would like to submit the following brief comments regarding the Draft *Master Plan* as it impacts on the ERH land. Please note that these comments were also raised during our landowner briefing session that was held on the 5/12/22:

1. The suggested road as highlighted in the yellow circle on the replicated Fig 1 (Attachment 1) below is considered unnecessary and will conflict with a currently ACC approved sub-division plan (Attachment 2) that is held by ERH.

An additional entry point to ERH at that location will be of no benefit to either ERH or any neighbours outside the ERH boundary.

It should also be noted that should this road be constructed as indicated, it would adversely affect the area of land available to ERH for undertaking planned future works on our site. i.e., It would reduce one of our development sites (Pad 3) from 3ha to 2 ha.

2. The ERH site is defined as '*Rail Intermodal*', yet this is only relevant to the proposed Lot 1 of the subdivision shown in Attachment 2. It is the intention that other developments on that site will potentially include industrial uses such as warehousing, industrial activities, recycling activities, cool stores, and other uses. Some of these activities could rely upon the services of the ERH rail intermodal hub however this may also not be the case and the ability to develop these sites should not be restricted to rail related activities.
3. ERH has an interest in the exact location of the proposed electrical substation near our entry gate on Hub Road. This may conflict with potential future expansion of the ERH site. There may be alternative sites nearby that would be better suited and would fall into an area where existing easements are already in place. We would appreciate being consulted as the plans for this substation are developed so as not to unduly restrict the future development of the ERH site.
4. The identified area for future ERH extension to the north of the current ARJP boundary is acknowledged. Based on our discussion on the 5/12/22, we understand that the incorporation of this area into the actual ARJP boundary is indeed possible and will be considered for a formal amendment in Version 2 of this *Master Plan*. We would appreciate advice on the timeframe around this process.
5. The ARJP Utilities Infrastructure Study has been briefly reviewed and the following points should be noted:
  - 5.1. ERH is serviced by a private water main that run from Gerogery Road along Hub Rd to ERH. This is not noted on any of the plans. It has adequate pressure and flow-rates for ERH's current and proposed future purposes. These could potentially be compromised if other users were to access that water-line.

- 5.2. The future power supply needs to support ERH's planned developments on Pads 1 to 3 is currently being investigated. It is conceptually important that anything that is being done now is consistent with future requirements. This matter is scheduled for discussion with AlburyCity.
- 5.3. A plan to provide the ERH lots with communication services through the NBN has been approved. A copy of that approval is at Attachment 3.
- 5.4. The planned sewer upgrade works in the *Master Plan* (northeast side of freeway) has been noted. However, it appears that it is not scheduled for consideration until 2033 or beyond. This will mean alternate on-site treatment and disposal systems will still need to be provided in the interim. Our preference would be to see the sewer development brought forward otherwise many developments will have to make interim arrangements.

ERH is very excited to see the progress of the planning efforts for this very important industrial precinct. We are very supportive of this work and look forward to further involvement, as required, to help ensure the success of the future development of this area and the region generally. For further consultation please either contact myself (details below, or ERH's General Manager [REDACTED] on [REDACTED] or [REDACTED]

Yours sincerely,



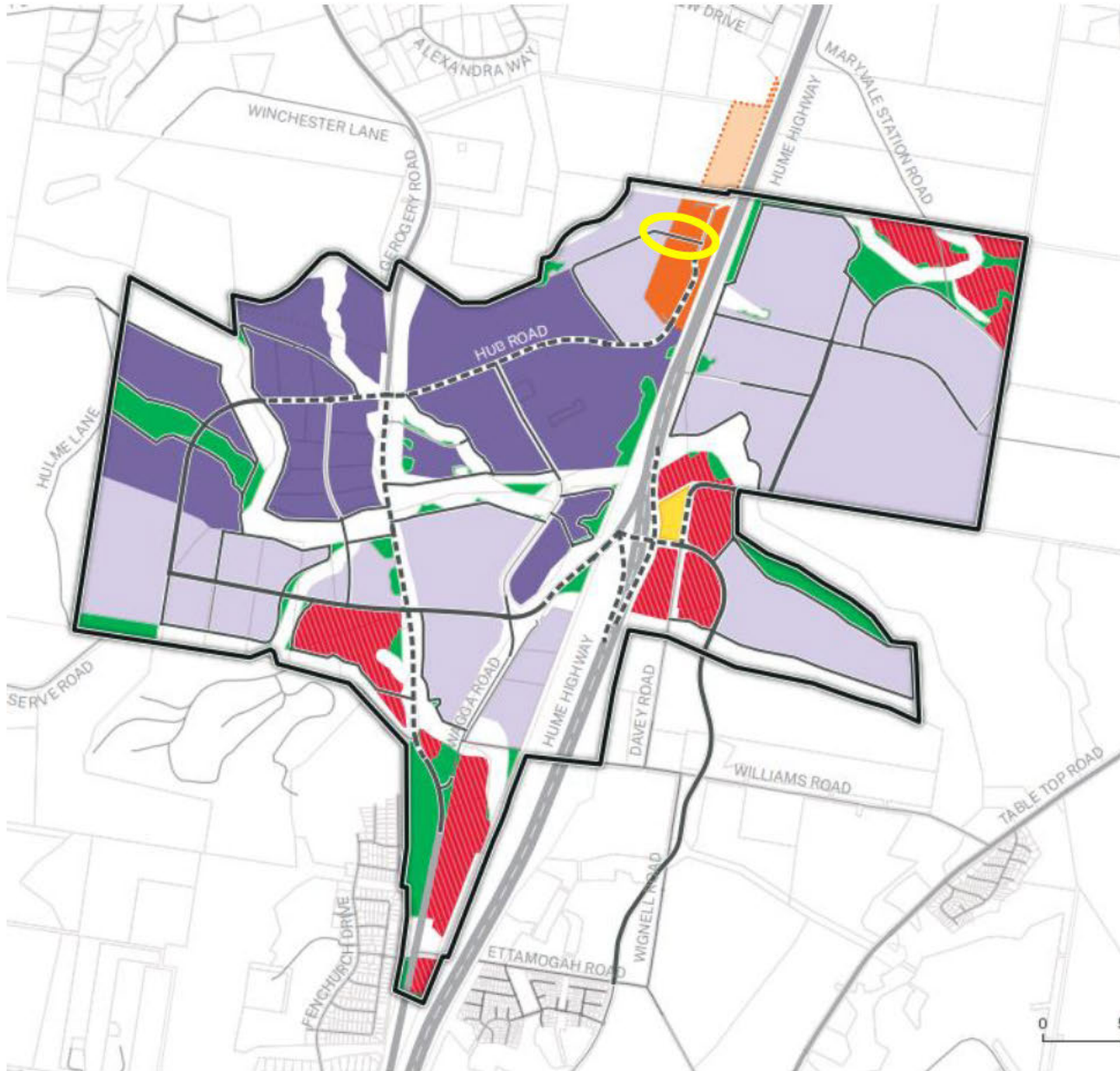
**Phil Clements**  
**Projects Manager**  
**Ettamogah Rail Hub**

**Mobile:** [REDACTED]

**e-m:** [REDACTED]

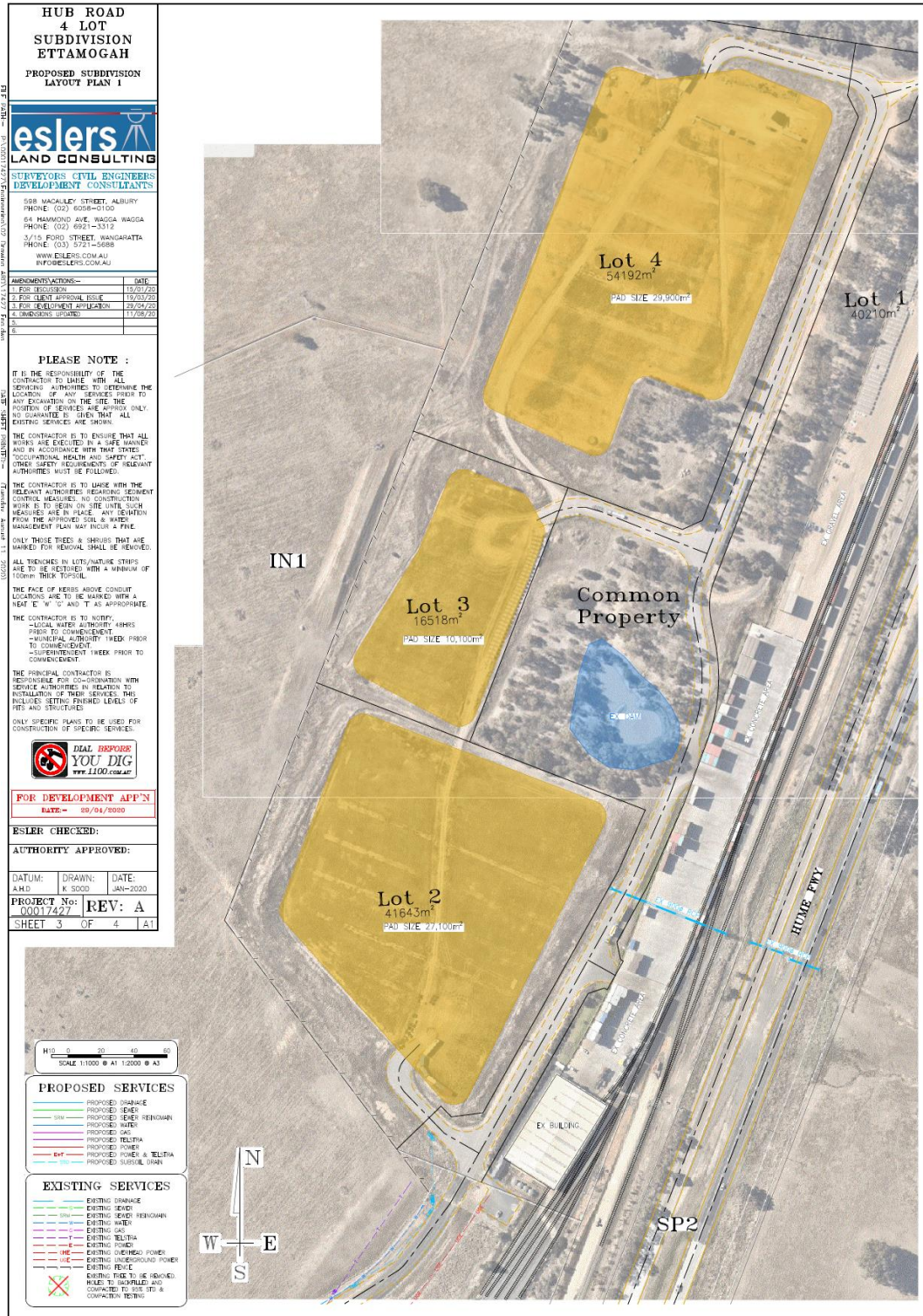
**Attachment 1**

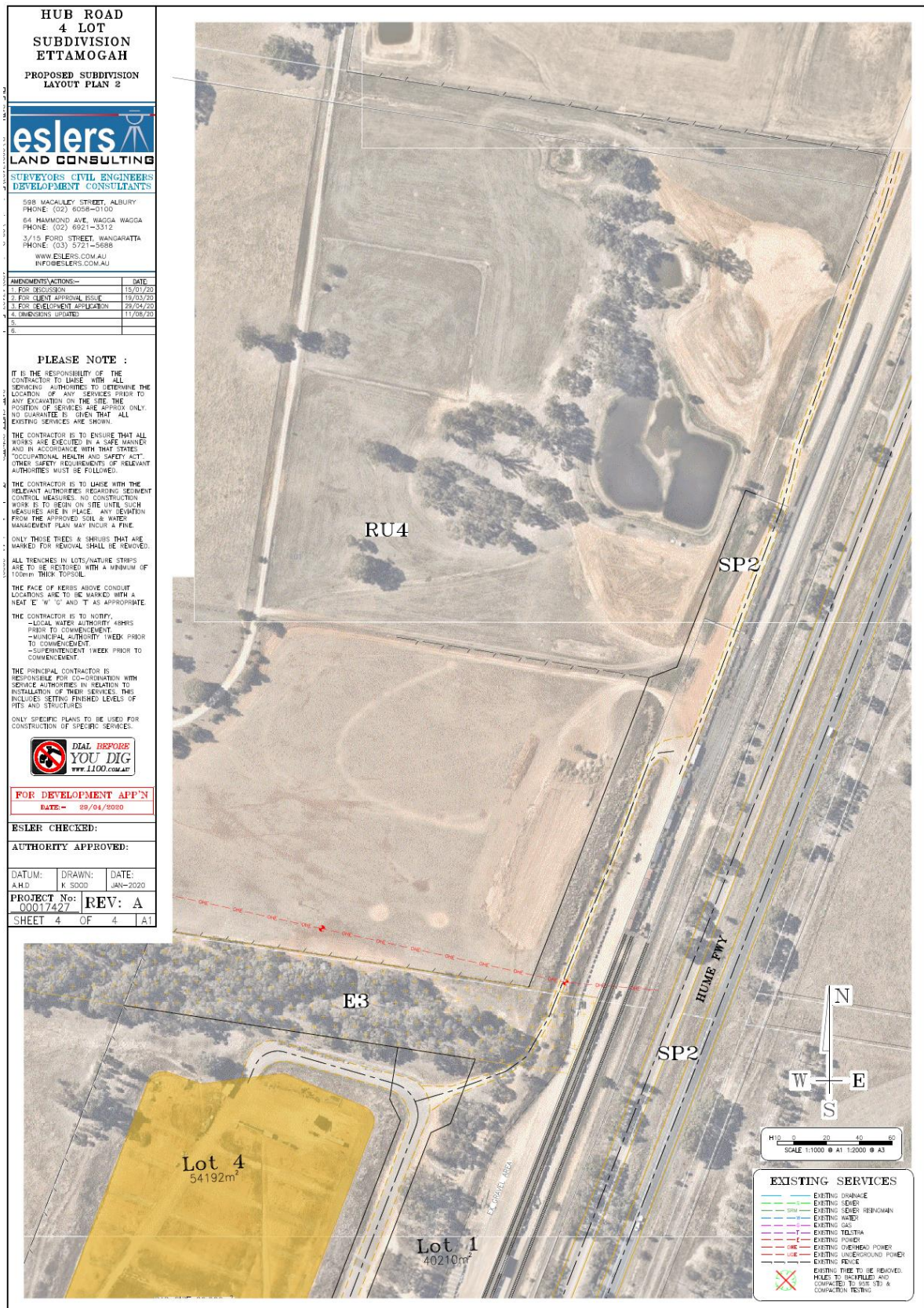
**Reference to Fig 1 in *Master Plan***



## Attachment 2

### ERH subdivision plans





**Attachment 3****NBN Agreement**

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# **Albury Regional Job Precinct – Submission by the Twin Cities**

## **Model Aero Club**

The Twin Cities Model Aero Club (TCMAC) presently occupies 80 acres in the southern section of the RJP, as identified in your document number 21617-RP-005, Land Use Considerations. We present the following details as information about our operations at the site and to provide a basis for our request that, as the RJP plans are developed, consideration be given to our requests so that the Club can continue to operate at our present location.

The Club has occupied this site for more than 25 years. We currently have a membership of 65, from all walks of life. Unlike most aeromodelling clubs, TCMAC owns the land on which we operate.

TCMAC has a strong community presence, where like minded people who share a common interest can gather to take part in aeromodelling. We have junior members as well as senior members in their 90's. The club is also seen as a "men's shed", with members benefitting from the camaraderie among club members in an inclusive and supportive environment. The proximity of the site to the city of Albury is also an advantage for the convenience of visitors and members alike. We also provide entertainment for the wider community through public displays and other events.

The club is very well patronised. Club members are generally on site seven days a week and public spectators are also frequently on site at weekends.

We hold regular events and competitions at the club, generally up to eight times per year. These events attract participants from all around Australia. Competitors stay in Albury; based on historical numbers about 750 bed nights are contributed to the local economy.

Our flying field is also used by the local RFS to train and practise drone operations.

Over the years, club members have undertaken considerable improvements and infrastructure development at the site, to the extent that TCMAC is now considered to be one of the best equipped aeromodelling locations in Australia.

Projects completed include:

- Concrete control line circle

- Concrete runway

- Tarmac entrance road

- Concrete 'pits' area and public viewing area

- Drainage works, earth and concrete.

- Fully equipped clubhouse, with kitchen facilities and dining area

- Toilet and shower block, including disabled access

- Equipment storage sheds

- Rooftop off-grid solar plant to power the clubhouse

In total, the dollar value of these projects when constructed is well over \$200k. These projects have been carried out with assistance from the NSW Government Community Building Partnership grant program (entrance road, \$15K), a grant from the Albury Council (runway, \$33K), MAAA (solar plant \$5K) and

ongoing fundraising activities and labour by club members. To replace these assets in a new location today would cost a considerable amount of money.

During everyday operations, but particularly when we run competitions at the club field, model aircraft can enter the airspace over the surrounding properties. This is carried out in accordance with CASA regulations, and does not present any danger to people or property.

The attached diagram shows typical aerial envelopes required by the various aeromodelling disciplines that hold events at our club in relationship to our property boundary.

It should be noted that CASA and the aeromodelling peak body, the MAAA, are in constant contact and have a complete framework for flying operations across 300-plus clubs across Australia. Our Club operations take safety and environmental issues very seriously to ensure we can co-exist with our neighbours.

This illustration is a guide to the airspace required for our club to continue to run events at our field and indeed to be able to continue day to day flying. While TCMAC members are not opposed to development in the proposed precinct, we feel it is important that consideration be given to our requirements to enable continued operation on the club at the present location. Any constraints to our current use of airspace would severely hamper the operation of the club and would potentially threaten the club's viability.

We believe it is vitally important that TCMAC continues to operate at the present site for both the membership and also the wider Albury Wodonga community.

We therefore request that the information provided here be taken into consideration as the plans for the precinct are developed.

## **Twin Cities Model Aero Club Field, Airspace Requirements**

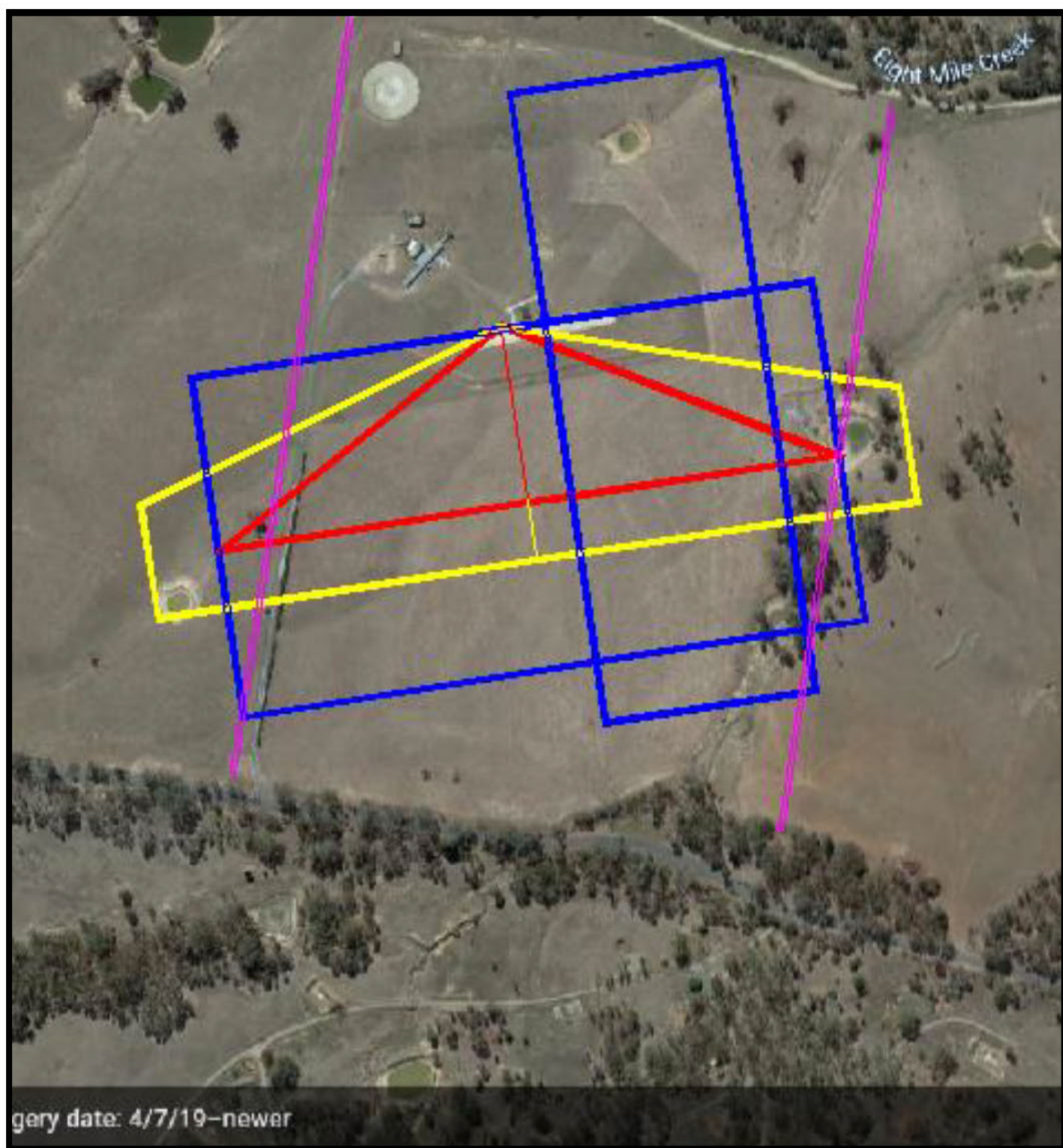
Map showing the flight envelope required for various events.

Red Line represents the Australian Precision Aerobatics Association (APA)

Yellow Line represents the International Minature Aerobatics Club (IMAC)

The Blue Lines represent the Australian Scale Model Association of Victoria and NSW.

The Pink line shows the TCMAC property boundary.



## Crystal Atkinson

---

**From:** Planning Portal - Department of Planning and Environment  
<noreply@feedback.planningportal.nsw.gov.au>  
**Sent:** Wednesday, 30 November 2022 9:15 AM  
**To:** Regional Job Precincts Mailbox  
**Subject:** HPE CM: Webform submission from: Draft Master Plan - Albury Regional Job Precinct

Submitted on Wed, 30/11/2022 - 09:15

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

[REDACTED]

**Please provide your view on the project**

I am just providing comments

### Submission

Regarding road changes. Our property resides on Sanctuary which currently connects onto Wagga road near gerogery road and at R W Henry drive. It is hard to determine how this intersection will change and if this entrance will be impacted with the removal of the wagga road section. Can you clarify whether there will be access from this end of Sanctuary lane onto the future planned round-a-bout, at that intersection, then onto the freeway or will Sanctuary lane ultimately become a dead end street with only one entrance near the gerogery road end?

**I agree to the above statement**

Yes

## Crystal Atkinson

---

**From:** Planning Portal - Department of Planning and Environment  
<noreply@feedback.planningportal.nsw.gov.au>  
**Sent:** Friday, 25 November 2022 10:25 AM  
**To:** Regional Job Precincts Mailbox  
**Subject:** HPE CM: Webform submission from: Draft Master Plan - Albury Regional Job Precinct

Submitted on Fri, 25/11/2022 - 10:24

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Albury

**Please provide your view on the project**

I support it

**Submission**

Hi,

I want a part of the process to cover a process and template for the developer approval process to ensure any new business looking to come to this precinct can look up the requirements, and the options and have the knowledge to know what is possible and time frames to execution.

So instead of people jumping through paperwork and guessing if this is a good option. To ensure the process is simple, fast and efficient. This allows developers to know what is possible straight off the page and look to invest in Albury at a faster rate.

Thanks

**I agree to the above statement**

Yes

## Crystal Atkinson

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**From:** Planning Portal - Department of Planning and Environment  
<noreply@feedback.planningportal.nsw.gov.au>  
**Sent:** Tuesday, 17 January 2023 12:44 PM  
**To:** Regional Job Precincts Mailbox  
**Subject:** HPE CM: Webform submission from: Draft Master Plan - Albury Regional Job Precinct

Submitted on Tue, 17/01/2023 - 12:43

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am submitting on behalf of my organisation

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

ALBURY 2640

**Please provide your view on the project**

I support it

### Submission

As a Director of [REDACTED] and a stakeholder in the Nexus Industrial Estate with AlburyCity, I am very pleased to see the NSW Government focus on the Albury Regional Jobs Precinct in an effort to facilitate and streamline future applications for industrial developments on the site.

The various reports included in the documentation are very comprehensive, and the Discussion Paper clearly sets out the proposed changes to the current zoning of the land.

However, as the owners of the parcel of land identified as [REDACTED], I wish to object to the zoning of approximately half of our land as E3 Zone - Productivity Support rather than SP4 - Enterprise as indicated on Figure 4 - Proposed land Use Zoning on Page 14 of the Discussion Paper.

This parcel of land already has an environmental tree plantation along the southern boundary to act as a buffer against nearby development, and also has an existing road easement to further separate the industrial areas from adjoining landholdings, so we would be keen to see the zoning changed to the more practical SP4 which adjoins this zone and makes up the vast majority of the precinct.

Other than that, we are very pleased to be involved in the development of a much-needed industrial park that will provide opportunities for growth and employment in this great city.

[REDACTED]

DIRECTOR

[REDACTED]

**I agree to the above statement**

Yes

## Crystal Atkinson

---

**From:** Planning Portal - Department of Planning and Environment  
<noreply@feedback.planningportal.nsw.gov.au>  
**Sent:** Tuesday, 13 December 2022 8:13 AM  
**To:** Regional Job Precincts Mailbox  
**Subject:** Webform submission from: Draft Master Plan - Albury Regional Job Precinct

Submitted on Tue, 13/12/2022 - 08:12

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

First name

[REDACTED]

Last name

[REDACTED]

**I would like my submission to remain confidential**

Yes

## Info

Email

[REDACTED]

Suburb/Town & Postcode

[REDACTED]

**Please provide your view on the project**

I am just providing comments

### Submission

Dear NSW Government

I am the owner and occupier of the property known as [REDACTED]. My farm approx. 170ha is located within the proposed Albury jobs precinct. My family and I have lived in the 100+ year old home for over 18 years and breed angus cattle on the farm.

If my farm is rezoned, I believe I should continue to pay rural rates as I will be using the land for farming. I would also need the access to my farm to me maintained via [REDACTED] or an alternative access road be provided.

If you have any questions, please feel free to contact using the email address provided.

Kind Regards

[REDACTED]

**I agree to the above statement**

Yes