

Department of Regional NSW



# Albury Regional Job Precinct

## Response to Submissions Report

Draft Master Plan and Discussion Paper

July 2023

[nsw.gov.au](http://nsw.gov.au)



**Published by the Department of Regional NSW**

Title: Response to Submissions Report Albury Regional Job Precinct Draft Master Plan and Discussion Paper

First published: September 2023

**Acknowledgements**

Cover image: Aerial view of Hume Weir on Lake Hume, at the start of the Murray River, Albury

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## Acknowledgement

We acknowledge Country and pay respects to the Wiradjuri people as the Traditional Owners and Custodians of the land and waters on which the Albury Regional Job Precinct site is situated and connected to via a broader landscape.

We recognise their continued connection to Country and that this connection can be seen through stories of place and cultural practices such as art, songs, dances, storytelling and caring for the natural and cultural landscape of the area.

We recognise the continuing living culture of Aboriginal people and the significance of Albury in that living culture. We recognise contemporary stories of displacement and the cultural significance of Wiradjuri in the continued journey of self-determination in Australia.

We acknowledge all the people who have and will contribute to their stories of Albury and their connection to this place. We recognise the importance of telling the First story, first. All other stories of place come from and are woven into the First story. We recognise the importance of truth telling, a reckoning and the telling of the whole story.

We acknowledge that the land on which the Albury Regional Job Precinct stands was, is and always will be Aboriginal land.

## Introduction

### Purpose of the report

The draft Master Plan for the Albury Regional Job Precinct (the Albury Precinct) was publicly exhibited by the Department of Regional NSW (DRNSW) and the NSW Department of Planning and Environment (DPE) from 18 November to 16 December 2022. During this time, landowners, stakeholders, and the wider community were invited to provide submissions on the exhibited documents.

At the same time, the Department also exhibited a Discussion Paper outlining the explanation of intended effect of an update to the *Albury Local Environmental Plan 2010* (Albury LEP) and the proposed Albury Regional Job Precinct Development Control Plan (Albury Regional Job Precinct DCP). The Department received a total of 12 submissions.

This report summarises:

- the engagement program during the exhibition period of the Albury Regional Job Precinct draft Master Plan and Discussion Paper,
- the feedback received, and
- the response and actions related to the feedback.

The responses have guided the refinement of the Albury Regional Job Precinct Master Plan and technical studies, and the proposed Albury Regional Job Precinct planning framework.

### Background

In January 2021, the Deputy Premier announced the establishment of the Regional Job Precincts initiative as an extension of the Special Activation Precincts program. These are part of the NSW Government's 20-year economic vision for Regional NSW. Special Activation Precincts and by extension, Regional Job Precincts, are one of the five regional priorities funded by the NSW Government's \$4.2 billion Snowy Hydro Legacy Fund. All \$4.2 billion is earmarked to be spent in regional NSW to build on the rapid growth and opportunities in the region.

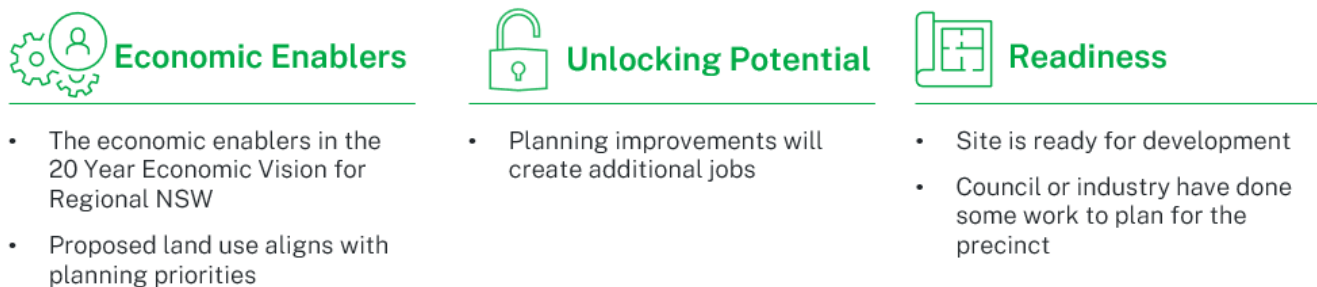
Albury is one of the four locations selected based on site suitability and readiness to deliver economic benefits to their regions. The Albury precinct will build on the existing Nexus Industrial Precinct to enable development across a range of sectors including freight and logistics, circular economy, agribusiness, and manufacturing.

### What are Regional Job Precincts?

Regional Job Precincts are focused on providing local councils with planning support to help fast-track approvals to drive investment and deliver on the NSW Government's 20 Year Economic Vision for Regional NSW.

The Regional Job Precincts initiative is an extension of the Special Activation Precinct program and will be delivered through the \$4.2 billion Snowy Hydro Legacy Fund. The NSW Government is leading the master planning that will streamline planning approvals to provide local councils, regional communities, industry, and businesses with greater confidence around future investment and development.

Locations are chosen because they align with the following key assessment criteria:



**Figure 1: Assessment Criteria for Regional Job Precincts Program**

The process for each Regional Job Precinct follows six key stages:



**Figure 2: Regional Job Precincts process**

## Planning for the Albury Regional Job Precinct

The Albury Regional Job Precinct (Albury precinct) covers an area of 1,200 hectares located 10 kilometres north of the Albury central business district and is strategically located along the Inland Rail corridor and Hume Highway, with connections to other regional centres in NSW and Victoria.

The master planning process for the Albury precinct began in late 2021, leveraging off significant existing investment in and investigations of the NEXUS Industrial Precinct. The NEXUS Industrial Precinct is an existing 450-hectare industrial precinct that was the subject of a Master Plan adopted by Albury City Council in 2010. This includes key landholdings such as the former Norske Skog newsprint mill (now owned by Visy), Ettamogah Rail Hub and Circular Plastics. The master planning process provided an opportunity to update the 2010 Master Plan and also sought to capitalise on the region’s existing strengths in the manufacturing, agribusiness and freight industries while creating a flexible and resilient ecosystem to generate growth and business and opportunities for the region.

Technical experts investigated a broad range of issues including biodiversity, infrastructure, transport, Aboriginal culture and heritage and economic modelling to inform the Master Plan, updates to the Albury LEP and the creation of a future precinct wide development control plan. This was underpinned by an extensive community and stakeholder engagement program, including with the local Wiradjuri community.

There are two key elements to the Albury Regional Job Precinct planning framework, the Albury LEP and the Albury Regional Job Precinct Development Control Plan. These are summarised in Figure 3 below.

Albury Local Environmental Plan	Albury Regional Job Precinct Development Control Plan	
	Albury Regional Job Precinct Master Plan	Development controls
<ul style="list-style-type: none"> <li>Provides a local framework for the way land can be developed and used</li> <li>Main planning tool to shape the future of communities by ensuring local development is carried out appropriately</li> <li>Provisions for reducing land use conflict in the vicinity of the precinct and to protect the operational integrity of the precinct</li> </ul>	<ul style="list-style-type: none"> <li>Identifies the vision, aspirations, and principles for the Albury RJP</li> <li>Provides more detailed, sub-precinct land use controls where required</li> <li>Identifies performance criteria for identified sub-precincts for amenity, environmental performance, and infrastructure provision</li> <li>It also describes particular matters that should be addressed in more detail as part of the development control plan</li> </ul>	<ul style="list-style-type: none"> <li>Identifies development controls</li> <li>Provides detailed strategies and plans for:                             <ul style="list-style-type: none"> <li>Aboriginal cultural heritage</li> <li>Environmental protection and management</li> <li>Protection of amenity</li> <li>Infrastructure and services</li> <li>Staging</li> </ul> </li> <li>Provides procedures for ongoing monitoring and reporting by Albury City Council</li> </ul>

**Figure 3: Albury Regional Job Precinct Planning Framework**

The Albury Regional Job Precinct Master Plan will be realised over 20 years with planning outcomes forecasted to 2036 and beyond.

The Regional Job Precincts program adopts a collaborative and integrated whole-of-government approach, bringing together the local Council and a range of other relevant State agencies. The agencies that have been involved in guiding the planning of the Albury Regional Job Precinct through an established Project Control Group include:

- Albury City Council
- Department of Regional NSW (including the Office of Regional Economic Development)
- NSW Environment Protection Authority
- NSW Department of Planning and Environment (including Biodiversity and Conservation, Heritage NSW, and Water)
- Transport for NSW
- Department of Infrastructure, Transport, Regional Development, Communications, and the Arts (Commonwealth)

## Structure of this report

This report is structured as follows:

- Section 1 – Engagement approach
- Section 2 – Overview of submissions
- Section 3 – Response to key issues raised in submissions
- Section 4 – Next Steps



## 1. Engagement approach

A core foundation of planning for the Albury precinct has involved community consultation. The approach to community consultation was to inform the community of what was being planned for, communicate in an open and transparent manner, and seek feedback ahead of releasing the draft Master Plan and Discussion Paper.

The community engagement model for this project is organisation implementation as defined by IAP2. Under this model, the organisation (Department of Regional NSW) leads engagement and seeks input to shape 'the policies, projects and services for which they are responsible' (IAP2 Australasia, 2022).

The Department of Regional NSW led community engagement alongside Albury City Council.

The Department would like to thank the Albury community for its participation and involvement.

### 1.1 Engagement leading up to the exhibition of the draft master plan

Community engagement commenced some twelve months before the draft master plan was exhibited with landowners in and adjoining the investigation area, key community stakeholders and the broader Albury community. The intention of early engagement was to keep the community and key stakeholder updated and informed as plans were being developed.

Engagement activities included hosting online forums, landowner briefing sessions, one on one meetings and writing to landowners to inform them of progress and consultation activities.

### 1.2 Engagement during the exhibition of the draft Master Plan

The Department exhibited the draft Master Plan and Discussion Paper for a period of 28 days from 18 November to 16 December 2022. The aim of the engagement program was to raise awareness and seek feedback on the draft Master Plan, respond to issues and continue to maintain a dialogue with the community and key stakeholders.

### 1.3 Who we engaged with

During the exhibition period, the Department communicated and engaged with:

- Landowners in the Regional Job Precinct
- Immediate neighbours and the broader Albury community
- Albury Business Connect
- Albury City Council Planners and Councillors
- Albury Local Aboriginal Land Council

## 1.4 How we engaged

The Department’s engagement program involved several communication methods to reach key stakeholders outlined above to provide information to help with submissions during the formal exhibition period.

Prior to the exhibition of the draft Master Plan, the Department held a series of community and business meetings that outlined the main elements of the draft Master Plan, including the boundary of the Regional Job Precinct. This provided the community and key stakeholders with an opportunity to preview maps, land uses and sub-precincts ahead of the formal release of the draft Master Plan.

Key engagement and communication activities during exhibition included:



<p><b>Notifications</b></p> 	<p>Letters were mailed out to all landowners and neighbours within one kilometre of the Albury Regional Job Precinct (about 1,100 residences) notifying them of the exhibition of the draft Master Plan, technical studies and the Discussion Paper.</p>
<p><b>Consultation events</b></p> 	<p>The Department of Regional NSW held individual landowner meetings, a drop-in session at Albury City Council, a public webinar, one-on-one investor meetings, and briefings for Councillors.</p> <p>The meetings detailed the elements of the draft Master Plan, land uses and proposed planning pathway.</p> <p>The activities were promoted on the Department of Regional NSW’s project webpage and social media channels.</p>
<p><b>Digital</b></p> 	<p>The Department of Regional NSW promoted the exhibition period events on its social media channels. The campaign received 14,478 views, resulting in 173 clicks to the Albury RJP website.</p>
<p><b>Media</b></p> 	<p>The exhibition was promoted to about 400 businesses via Albury’s Business Connect newsletter.</p>

Figure 4: Key communication activities during public exhibition of Albury Regional Job Precinct draft Master Plan

## 2. Overview of submissions

A total of 12 submissions were received during the exhibition of the draft master plan. This included:

- 6 submissions received from members of the community, including landowners within the Albury Precinct. Of these, three submissions provided support to the draft Master Plan and three provided comments.
- 1 submission received from utility provider Essential Energy.
- 5 submissions received from local government and NSW Government agencies:
  - Albury City Council,
  - NSW Environment Protection Authority,
  - NSW Department of Planning and Environment (Biodiversity and Conservation),
  - Transport for NSW, and
  - Heritage NSW.

Many of the submissions gave support to the project, recognising the benefits it would bring to the broader Albury community, including:

- The prevention of land use conflict between industrial uses and sensitive receivers and appropriate placement of heavy and general industry lots, and
- The efforts to streamline planning approval pathways enabling the success of future development in this area and in the region generally.

Responses to the key issues raised in the submissions received, including amendments to the draft Master Plan and proposed Albury Regional Job Precinct planning framework, are detailed below.

## 3. Response to key issues raised in submissions

Analysis of the submission identified 6 key themes which are detailed below including responses to issues raised within each of the key themes.

Key themes include:

1. General
2. Environment and heritage
3. Infrastructure
4. Planning framework
5. Precinct
6. Out of scope

### 3.1 Theme: General

During the exhibition period, minor adjustments were identified to provide up to date references to relevant reports and guidelines.

#### General

##### Submission Points

- Providing up to date references to standards and guidelines.
- Suggestion of minor changes to Master Plan, discussion paper and technical reports.
- Recommend inclusion of guidelines for waste management and recycling in commercial and industrial facilities.
- Confirmed that any Aboriginal Heritage Impact Permit is required to be submitted by landowners and there isn't currently a precinct-wide permit for the Albury precinct.
- Provide clearer differentiation between areas of Aboriginal and non-Aboriginal (historic) heritage.

##### Response

- The Master Plan and technical report review has resulted in updated references to standards and guidelines.
- Minor changes have been included in the post-exhibition updates to ensure information is up to date, correct, and clear.

### 3.2 Theme: Environment and heritage

There is support for the delivery of biodiversity certification by expanding on the completed Stage 1 of the biodiversity assessment method.

Emphasis is placed on the protection of high biodiversity values, heritage, and water quality to ensure development does not result in a decline of existing values and amenity within the precinct.

#### Biodiversity

##### Submission Points

- Reiterate that high biodiversity values should be avoided.
- Recommend Stage 2 of the Biodiversity Assessment Method is undertaken to achieve a new precinct-wide biodiversity certification.
- Request for further detail on threatened species in the Biodiversity Report.

##### Response

- The Master Plan protects high biodiversity values through the application of the C3 Environmental Conservation zone.
- Conservation overlays will be recommended for inclusion in the Albury DCP to provide further consideration to biodiversity at development application stage.
- Completing Stage 2 of the Biodiversity Assessment Method is being considered to

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## Biodiversity

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achieve precinct scale certification and biodiversity outcomes.

- A review of the Biodiversity Report has been undertaken and amendments ensure relevant details on threatened species is included.
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## Heritage

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### Submission Points

- Recommends further investigations and detailed assessment is undertaken as part of development assessment if potential impacts are proposed.
- Before finalising the Master Plan ensure necessary assessments have been undertaken including State Heritage Inventory and Aboriginal Heritage Information Management System.

### Response

- The standard requirements for heritage assessment as part of development application will still apply.
  - The Heritage Report prepared by ERM has included necessary review of State Heritage Inventory and Aboriginal Heritage Information Management System.
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## Air, noise, and odour

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### Submission Points

- Reiterate that 'at receiver' assessment methodologies will be used for the purposes of issuing Environment Protection Licences rather than the methodology used in the technical report.
- Trading schemes for noise and odour emissions are not appropriate for scheduled activities.
- A buffer surrounding the Albury precinct is not opposed, however request input and review of proposed map.
- The new buffer provisions and map in the LEP will require development on land adjoining the Albury precinct to consider likely adverse impacts, request for opportunity to provide input.

### Response

- The Department commissioned the completion of an Air, Noise and Odour Report to guide land use direction based on likely uses that will establish within the Albury precinct. It is acknowledged that this methodology is different and will not replace the methodology used to issue Environment Protection Licences for development.
  - In consultation with EPA, trading schemes are not proposed as part of the Master Plan.
  - Review and discussion on a proposed buffer have informed updates to the Master Plan.
  - The updates shift the focus from a buffer to reference of the Air, Noise, and Odour report modelled receptor boundary.
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## Air, noise, and odour

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- The modelled receptor boundary indicates the extend of air, noise, and odour emissions at full development of the Albury precinct.
  - An additional local provisions clause has been developed in consultation with Council and included within the Albury LEP to ensure consideration is given to impacts on development within and adjoining the Albury precinct. This approach will provide flexibility rather than a firm boundary.
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## Water quality

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### Submission Points

- Ensure the Master Plan is clear that developments within the Albury precinct must not pollute waterways unless permitted under and Environment Protection Licence.
- Request for reference to considering risk-based framework for waterway health.
- Seek input into precinct-wide water quality approach.

### Response

- The recommendations in the Master Plan identify the need to include waterway health controls in the Albury DCP.
  - Through the hydrogeology technical report, precinct wide water quality targets are identified and recommended to be included in Council's Water Sensitive Urban Design Strategy and Development Control Plan.
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## 3.3 Theme: Infrastructure

The proposed development will require significant augmentation to infrastructure services that need to be incorporated into the relevant service provider infrastructure plans.

Submissions raise various concerns and seek clarification in relation to road network alignment, retention of private access to existing properties, staging of upgrades, and funding mechanisms.

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## Road network

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### Submission Points

- Request refinement of the road alignment along conservation zone boundaries where subdivision approvals have been issued.

### Response

- Whilst the Master Plan includes specific mapping and details for infrastructure provision, this is a guide only noting the planning framework and approvals will be undertaken by Albury City Council and assessed against the high-level vision and principles of the Master Plan.
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## Road network

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|--|---|
| <ul style="list-style-type: none"> <li>• Ensure construction of the link road from Davey Road Interchange to Thurgoona.</li> <li>• Requests clarification on required infrastructure upgrades and funding.</li> <li>• Recommend access for heavy vehicles (PBS3a) be considered in the Albury precinct.</li> <li>• Seek the impact on the existing traffic signals at Wagga Road / Thurgoona Drive be considered.</li> <li>• Concern that private access to existing properties will be affected with proposed road network upgrades.</li> <li>• Minor adjustments to the road network recommended to reflect existing subdivision approvals.</li> <li>• Ensure retention of the SP2 zone for the Hume Highway.</li> <li>• Impacts of the development of the precinct and resultant traffic generation on existing traffic signals need to be assessed.</li> <li>• Need to assess the adequacy and life expectancy of the current Davey Road interchange to accommodate the projected traffic generation.</li> </ul> | <ul style="list-style-type: none"> <li>• A review of the proposed road network has been undertaken and minor adjustments made to reflect existing subdivision approvals. The review included consideration of network functionality.</li> <li>• The technical report includes consideration and recommendations for the existing road network. Upgrades are notional to align capacity with proposed staging and will need to be confirmed through Council's Infrastructure Strategy, contributions framework and development approvals.</li> <li>• The internal road network caters for B-double, and the technical report considers the current heavy vehicle allowances on the Hume Highway and considers upgrades required to support transition to PBS2a vehicles.</li> <li>• Transitioning to PBS2a vehicles is recommended to be included within Councils Infrastructure Strategy and contributions framework.</li> <li>• Review of the proposed road network upgrades has been undertaken in proximity to existing private access. The upgrades proposed to road alignment and intersections will provide opportunity to retain existing private access. Full details will form part of detailed design work.</li> <li>• The Hume Highway will retain the SP2 Infrastructure zone.</li> </ul> |
|--|---|

## Electricity

### Submission Points

- Note the electricity requirements will be substantial and these will be reflected in the electricity strategy.
- Request that future zone substations are determined in consultation with electricity provider and landowners.
- New distribution feeders and connection between feeders will be

### Response

- The draft Master Plan identified potential locations for a new zone substation.
- The Utilities Technical report presents options for expanding the electricity network, including upgrades to existing substation and a new zone substation to increase capacity.
- The ultimate size and location of new substations will be determined as part of

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## Electricity

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|--|---|
| <p>required and should be considered in the development of road corridors and ensure other service routes to ensure there is adequate provision.</p> <ul style="list-style-type: none"><li>• The privately owned substation is indicated to be 11kW which is low voltage and needs a higher voltage if being used support other parts of the precinct.</li><li>• The Union Road substation isn't the only substation servicing Albury. The Jelbart Zone substation supplies parts of Albury.</li><li>• Future electricity supply needs to support planned development.</li></ul> | <p>infrastructure planning for the precinct and the development approval process.</p> <ul style="list-style-type: none"><li>• The Master Plan and technical reports do not intend to change the Albury City Council Engineering Development Standards which will continue to apply during development of the Albury precinct and provide requirements for service routes.</li><li>• Review of the Utilities technical report has identified amendments required to ensure corrections to substation supply.</li></ul> |
|--|---|
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## Water supply

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- | <b>Submission Points</b>   | <b>Response</b>   |
|--|---|
| <ul style="list-style-type: none"><li>• The rail hub is serviced by a private water main that is not noted in the technical report. There is adequate pressure and flow rates for existing users, but additional users could compromise use.</li></ul> | <ul style="list-style-type: none"><li>• Through the Utilities technical report, water supply upgrades are identified to ensure adequate pressure and flow rates throughout all stages of the Albury precinct.</li><li>• Water supply upgrades and provisions will continue to be managed through Council's Water Supply Strategy and contributions framework.</li></ul> |
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## Sewerage

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- | <b>Submission Points</b>  | <b>Response</b>   |
|---|---|
| <ul style="list-style-type: none"><li>• Planned sewer upgrade works should be bought forward to remove the need for alternate on-site treatment and disposal.</li></ul> | <ul style="list-style-type: none"><li>• The Utilities technical report has identified the required reticulated sewer upgrades for each stage of the Albury precinct.</li><li>• The report notes the reticulated sewer main extension that has occurred to connect the Albury precinct to the Albury City sewer network.</li></ul> |
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## Sewerage

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- Upgrades to the sewer network will be confirmed through infrastructure planning and contribution framework.
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## Active and public transport

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### Submission Points

- Active transport and public transport connections should be considered.

### Response

- The Master Plan and technical report provides consideration and recommendations for active and public transport.
  - The Department will continue to work with Council to ensure consideration is included in the relevant strategies and contribution framework.
- 

## 3.4 Theme: Planning framework

There is general support the overall intent of the draft Master Plan and associated Discussion Paper to facilitate development of the Albury Precinct. There is support for the planning efforts for the precinct to ensure the success of future development in the area and regional generally.

Submissions raised concerns on whether existing uses can continue to operate within the precinct and requested changes to land zone for individual properties.

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## Existing use rights

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### Submission Points

- Concerns raised with the ability for existing operations to continue under the new Albury precinct framework and encroachment of development on existing uses.

### Response

- Where changes to land zoning result in an existing use being nominated as prohibited in the proposed zone, the use will continue to be able to operate under an existing consent.
  - Existing uses can be retained and development in proximity to these existing operations will need to consider impacts on existing uses.
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## Land zoning

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### Submission Points

- Recommend zoning and or buffers for the proposed wastewater treatment facility.

### Response

- It is acknowledged that the Wastewater Treatment Facility proposal is in preliminary
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## Land zoning

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- Align the conservation zoning with the recent conservation zone review undertaken by Albury City Council.
  - Request for rural rates to remain if land is rezoned.
  - Seek a refinement of the 'rail intermodal' allocation to reflect the existing Ettamogah Rail Hub operation footprint.
  - Request for the SP4 Enterprise zone instead of the E3 Productivity Support zone for property.
  - Seek clarification on whether a consistent approach has been taken to the E3 Productivity Support zone application.
- stages and has been considered within the technical reports and Master Plan.
  - Consideration of location, zoning and buffers is recommended once full details are known and air, noise and odour modelling are completed.
  - Conservation zone application as exhibited is retained within the master plan and technical reports.
  - The conservation zoning identified is in response to the Biodiversity Report and applies to areas containing native vegetation, threatened ecological communities or habitat for threatened species.
  - The planning proposal review of conservation zones being undertaken by Council is occurring concurrently and will result in minor updates to the Master Plan conservation zones. The amendment will occur after the Regional Job Precinct amendment is made. Allowing the update to conservation zones as part of the current planning proposal will correct alignments and enable post-exhibition planning proposal changes to be incorporated.
  - It is acknowledged that changes to land zoning can impact rate valuations. Options exist for landowners to seek deferment of rate increases through Council.
  - The Master Plan has been updated to reflect the existing footprint of the Ettamogah Rail Hub operations.
  - A post-exhibition review of the zone allocation and technical reports was undertaken. The proposed productivity support zone provides a range of employment opportunities similar to the original industrial zoning of the Albury Local Environmental Plan.
  - The productivity support zone provides for lower and general intensity employment opportunities to provide a higher amenity to nearby residential properties.
  - The application of the E3 Productivity Support zone considers several factors:
    - Air, noise, and odour modelling
-

## Land zoning

- Land constraints – slope, riparian corridors, bushfire, and biodiversity
- Land use and visual interface with sensitive receivers

These factors vary across the Albury precinct and not all areas that interface with sensitive receivers required the E3 Productivity Support zone.

## Local Environmental Plan

### Submission Points

- Desire to have input in any amendments to the Albury Local Environmental Plan.
- Scheduled activities are not intended, and this is supported.
- Request involvement in changes to statutory thresholds for designated development.
- Additional permitted or prohibited uses are supported in principle with further input and review.
- Support planning provisions that limit retail uses such as bulky goods and larger format retail outlets.
- Further review the proposed Land Use Table to ensure they provide suitable flexibility and align with the draft Master Plan and to correct inconsistencies between the existing Land Use Tables and proposed Land Use tables as the zones apply across the LGA and not just the Albury precinct.
- Support not having Principal Development Standards applying to the Albury precinct.
- Additions to Exempt Development aren't objected to, however note there are limited opportunities

### Response

- The Discussion Paper has provided opportunity for input into the proposed amendments to the Albury Local Environmental Plan.
- Discussions have continued post-exhibition with Albury City Council and relevant agencies to ensure input on the final amendments to the Albury Local Environmental Plan. Post-exhibition changes have included:
  - Removing consideration of thresholds for designated development.
  - Additional permitted and prohibited uses being refined.
  - Refining the limitation for retail uses, specifically bulky goods.
  - Adjustments to the land use tables.
  - Retaining existing exempt and complying development provisions.
  - Including SP4 Enterprise zone within Industrial and Business Buildings Code for Complying Development.
  - Including additional local provisions to ensure consideration of amenity impacts within and adjoining the precinct.

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## Local Environmental Plan

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- No objection to additions to Complying Development and seek input into additional items.
  - Provide for ancillary uses such as food outlet opportunities within the precinct.
  - Request input into the buffer proposed.
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## Development Control Plan

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### Submission Points

- The successful implementation of the objectives and outcomes of the RJP requires preparation of a DCP.
- Request to be able to provide input into the proposed Development Control Plan.
- Suitable planning provisions will need to ensure development responds to local topography.
- The precinct needs to adopt the movement and place framework.

### Response

- DRNSW and DPE are continuing to work with Albury City Council to identify the DCP requirements to support the Albury precinct Master Plan implementation. This has included:
    - Reviewing recommendations within technical reports.
    - Reviewing the existing NEXUS DCP.
    - Scoping the required amendments and gaps.
    - Consideration of submissions.
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## Staging

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### Submission Points

- Recommend revising the staging plan to better align with landowner intentions and Council's Local Strategic Planning Statement and Rural Lands Strategy.
- Request further details on timing and staging of infrastructure upgrades.
- Seeking clarification on mechanism for out of sequence development.

### Response

- Following submissions, the Department undertook a review of the staging. The staging allocation is considered suitable as it aligns with infrastructure upgrade recommendations, timing, and commitments.
  - A review of the Master Plan has identified an opportunity to ensure consideration for out of sequence development within the Albury DCP to enable flexibility in staging to align with demand and infrastructure provision.
  - The technical studies outline recommended infrastructure upgrades and timing for when they are likely to be required. Council will be encouraged to include full details within their
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## Staging

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Infrastructure Strategy and funding frameworks.

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## 3.5 Theme: Precinct

The concept of master planning for the precinct is supported to ensure facilitation of streamlined development. It was acknowledged that the precinct will provide opportunities for growth and employment for the city.

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### Precinct

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#### Submission Points

- Desire for the precinct boundary to be extended north to include additional land for expansion of the existing Ettamogah Rail Hub.
- Need to provide appropriate way finding signage along the Hume Highway.

#### Response

- The Master Plan is underpinned by technical reports to support development within the precinct boundary. The Master Plan responds to the potential expansion of the existing Ettamogah Rail Hub operations by identifying an area north of the precinct for future investigation.
  - Amendments to the Albury precinct boundary requires supporting technical reports that consider:
    - Impacts on nearby sensitive receptors
    - Land constraints
    - Environmental impacts
  - The expansion of the Ettamogah Rail Hub can be considered as part of a future planning proposal submitted to Albury City Council supported by relevant technical studies demonstrating suitability.
  - The Albury City Council Signage Strategy will continue to apply and be implemented.
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### Sub precincts

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#### Submission Points

- Supports the development of sub precincts within the Albury precinct and seek involvement in finalising sub precincts.

#### Response

- A review of the master plan and technical reports has identified opportunities to clarify the directions for sub precincts.
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## Sub precincts

- Sub-precincts are confirmed in the Master Plan to direct heavier intensity industry to relevant areas of the precinct and lower and general intensity industry to areas that have a lower chance of impacting sensitive receptors outside of the Albury precinct.
- The sub-precincts will be supported and guided by controls in the Albury DCP.

## 3.6 Theme: Out of scope

### Out of scope

#### Submission Points

- Provide process templates for the approval process.
- The need to have clear investor criteria showing what is possible and the timeframes for approval.
- The importance of expanding and revising the infrastructure contributions to capture required upgrades.

#### Response

- Developing investor collateral material is out of scope for this project, however feedback from submissions will be provided to Council for consideration within their economic and investor attraction strategy.
- To ensure success of the Albury Regional Job Precinct, DRNSW has prepared an implementation strategy to assist Council in realising the full potential of the Albury Precinct through Council’s DCP controls, contributions framework and investment attraction.

## 4. Next steps

As the Master Plan and amendments to the Albury LEP are now finalised, DRNSW and DPE will continue working with Albury City Council to guide implementation through the Albury DCP and contributions framework. This will include providing recommendations for updates to the Albury DCP and contributions framework.



Figure 5: Albury Regional Job Precinct process

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