

28 August 2013

Regional Director
Department of Planning & Infrastructure - Southern Region
Level 2, State Government Offices
84 Crown Street
WOLLONGONG NSW 2520

Attention: Graham Judge

Dear Sir

**Planning Proposal: Rezoning for Industrial Development
423 Wagga Road, Springdale Heights**

At the Ordinary Council meeting held on Monday 26 August 2013, AlburyCity resolved to forward a Planning Proposal (enclosed) to the NSW Department of Planning & Infrastructure to amend *Albury Local Environmental Plan 2010* (ALEP 2010) as it relates to 423 Wagga Road, Springdale Heights.

The Planning Proposal seeks to facilitate industrial development outcomes on the subject land. The proposed changes are primarily to rezone the site to an IN1 General Industrial Zone, however, it will also be necessary to implement consequential changes to the Lot Size Map to ensure that minimum lot size provisions, as they relate to the subject land, are consistent with that applying elsewhere throughout the Albury Local Government Area in the IN1 General Industrial Zone.

Having undertaken an assessment of the Planning Proposal it has been concluded that development of the subject land for industrial purposes has substantial planning merit and is not considered unreasonable. The relative small scale change in zoning sought, proximity to surrounding industrial zoned lands, supporting roads and utilities infrastructure, adequate distance separation from existing residential zoned lands/land uses and an absence of environmental values on-site all suggest that the subject land has industrial development capabilities.

The enclosed Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and is largely consistent with the content and subject matter requirements of the Department of Planning's *A Guide to Preparing Planning Proposals* (October 2012) and *A Guide to Preparing Local Environmental Plans* (April 2013).



Accordingly, AlburyCity requests a Gateway Determination on the Planning Proposal from the Minister for Planning & Infrastructure in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*.

AlburyCity (as the Relevant Planning Authority) also requests the delegation of plan making functions with respect to this Planning Proposal.

Please find enclosed a copy of the Council resolution, Officers Report to Council, Planning Proposal and the completed checklist for the review of a request for delegation of plan making functions to assist NSW Department of Planning and Infrastructure deliberations on this matter.

If you have any queries regarding the Planning Proposal, please contact Council's Senior Strategic Planner, Chris Graham on (02) 6023 8148 or cgraham@alburycity.nsw.gov.au.

Yours faithfully



David Christy
Team Leader Town Planning
Planning and Environment

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1. Council Meeting Minutes from Meeting held Monday 26 August 2013 (including Council resolution)
2. Report to Planning and Development Committee Meeting held Monday 12 August 2013 – Report 6B – Albury Local Environmental Plan 2010 – Planning Proposal: Rezoning for Industrial Development – 423 Wagga Road – Springdale Heights;
3. Planning Proposal: Rezoning for Industrial Development Proposed – 423 Wagga Road, Springdale Heights (July 2013);
4. Checklist for the review of a request for delegation of plan making functions to Council.