

5 March 2019

Luke Musgrave
Director Regions
Southern Planning Services
NSW Department of Planning and Environment
PO Box 5475
WOLLONGONG NSW 2520

Attention: Haydon Murdoch

Dear Mr Musgrave

Planning Proposal – Albury Showground

At the Council meeting held on Monday 25 February 2019, AlburyCity resolved to forward the above Planning Proposal to the NSW Department of Planning and Environment and request a Gateway Determination, including the delegation of plan making powers, so as to enable public exhibition to commence.

The Planning Proposal is based on a detailed investigation and Master Plan for the Albury Showground site. NSW Crown Lands (landowner) and AlburyCity agreed to undertake a review of the Albury Showground site to identify the activities and land uses that support the long term viability of the site. This included consideration to the zoning of the land and permissible activities under the *Albury Local Environmental Plan 2010* (ALEP 2010).

The ongoing activities and operations at the Albury Showground are not consistent with the objectives of the current R1 *General Residential Zone*. The R1 *General Residential Zone* objectives are aimed at encouraging residential and compatible uses and protecting the amenity of residents. The historic uses of this site would generally be considered inconsistent with these aims. The existing zoning is an anomaly associated with the transition from a broader general open zone adopted to the more prescriptive Standard Instrument LEP.

Accordingly, the Planning Proposal seeks to rezone Albury Showground from R1 *General Residential Zone* to RE2 *Private Recreation Zone*. This will assist land use outcomes consistent with recommendations contained within the Albury Showground Master Plan 2018.

The attached Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979*; the Department of Planning's *A Guide to Preparing Planning Proposals (December 2018)* and *A Guide to Preparing Local Environmental Plans (December 2018)*.

Accordingly, AlburyCity requests that a Gateway Determination be issued for the Planning Proposal from the Minister for Planning in accordance with Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

Council also requests delegation of Plan making functions, due to the minor nature of the Planning Proposal in accordance with the attached Evaluation Criteria.

Please find enclosed a copy of the Officers Report to Council, Council resolution, Planning Proposal and Evaluation Criteria for the Delegation of Plan Making Functions to assist NSW Department of Planning deliberations on this matter.

If you have any queries regarding the Planning Proposal, please contact Council's Contributions Planner, Shona Cameron on (02) 6023 8147 or scameron@alburycity.nsw.gov.au.

Yours faithfully


Michael Keys
Director
Planning & Environment

Encl

1. Council Meeting Minutes from Meeting held Monday 25 February 2019;
2. Council Report – 25 February 2019 – Albury Showground Planning Proposal;
3. Request for rezoning of Albury Showground – Blueprint Planning – 11 August 2017;
4. Planning Proposal – Rezoning of Albury Showground;
5. AlburyCity Stakeholder Engagement Plan - Albury Showground Planning Proposal; and
6. Attachment 4 – Evaluation Criteria for the Delegation of Plan Making Functions.