

17 December 2014

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

Attention: Brett Whitworth

Dear Sir

**Subject: Planning Proposal: Rezoning for Industrial Development
221 Fallon Street, North Albury (Lot 31, DP 1156505)**

At the Ordinary Council meeting held on Monday 15 December 2014, AlburyCity resolved to forward a Planning Proposal (enclosed) to the NSW Department of Planning & Environment to amend *Albury Local Environmental Plan 2010* (ALEP 2010) as it relates to 221 Fallon Street, North Albury. The Planning Proposal seeks to rezone the subject site from SP2 Transport Infrastructure to IN1 General Industrial.

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 the Department of Planning's *A Guide to Preparing Planning Proposals* and *A Guide to Preparing Local Environmental Plans*.

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

It is also requested that AlburyCity receive written authorisation to exercise delegation and the functions of the Minister for Planning under section 59 of the EP&A Act.



Please find enclosed a copy of the Council resolution, Officers Report to Council's Planning & Development Committee and the Planning Proposal to assist NSW Department of Planning and Environment deliberations on this matter.

If you have any queries regarding the Planning Proposal, please contact Council's Strategic Planner, Matt Johnson on (02) 6023 8173 or mjohnson@alburycity.nsw.gov.au.

Yours faithfully



David Christy
Town Planning Team Leader
Planning & Environment

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1. Council Meeting Minutes from Meeting held Monday 15 December 2014 (including Council resolution)
2. Report to Planning and Development Committee Meeting and Minutes held Monday 8 December 2014 – Report 6C – Albury Local Environmental Plan 2010 – Planning Proposal: Rezoning for Industrial Development – 221 Fallon Street, North Albury;
3. Planning Proposal – Amendment to Albury Local Environmental Plan 2010 – Rezoning of 221 Fallon Street, North Albury from SP2 Transport Infrastructure to IN1 General Industrial (November 2014);
4. Relevant Map Cover Sheet, Site Identification Map and Land Zoning Map (including relevant GIS data);
5. Attachment 4 – Evaluation Criteria for the Delegation of Plan Making Functions.