



Mr Frank Zaknich  
General Manager  
Albury City Council  
PO Box 323  
Albury NSW 2640

Our ref: PP\_2013\_ALBUR\_001\_00

Attention: Michael Keys

Dear Mr Zaknich

**Planning Proposal PP\_2013\_ALBUR\_001\_00 – Alteration of Gateway  
Determination for a Revised Planning Proposal**

I refer to Council's letter of 19 December 2016 requesting a Gateway Alteration for a revised planning proposal PP\_2013\_ALBUR\_001\_00 at Willowbank Road, South Albury.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the *Environmental Planning and Assessment Act, 1979*, to alter the Gateway determination dated 6 March 2013 for PP\_2013\_ALBUR\_001\_00 (as altered). The Alteration of the Gateway Determination and amended written authorisation to Exercise Delegation for the revised planning proposal dated November 2016 are enclosed.

The Gateway Alteration also extends the timeframe for completing the local environmental plan by three months and it is now due for completion by 6 June 2017.

If you have any questions in relation to this matter, I have arranged for Mr Graham Judge to assist you. Mr Judge can be contacted on (02) 6229 7906.

Yours sincerely



23/12/16

**Linda Davis  
Acting Director Regions  
Southern  
Planning Services**

Encl:  
Alteration to Gateway Determination  
Written Authorisation to Exercise Delegation

## Alteration of Gateway Determination

*Planning proposal (Department Ref: PP\_2013\_ALBUR\_001\_05)*

I, Acting Director Regions, Southern, at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 6 March 2013 (as since altered) for the proposed amendment to *Albury Local Environmental Plan 2010* as follows:

1. Change the name and description of the Planning Proposal  
from "to rezone land at East Albury to IN1 General Industrial and remove the applicable minimum lot size provisions".  
  
to "to rezone land at East Albury to IN1 General Industrial (no minimum lot size) and IN2 Light Industrial Zone (no minimum lot size)".
2. Delete:  
"Condition 7. The timeframe for completing the Local Environmental Plan is to be 48 months from the week following the date of the Gateway determination".

And replace with:

a new condition 7 "The timeframe for completing the LEP is to be 51 months from the date of the Gateway Determination".

3. Insert new condition 4A.  
"4A. Community consultation is required under sections 56(2)(c) and 57 of the *Environmental Planning and Assessment Act 1979* (the Act) as follows:
  - (a) the revised planning proposal, dated November 2016, must be made publicly available for a minimum of **28 days**; and
  - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs* (Department of Planning and Environment 2016)."

Dated 23<sup>rd</sup> day of December 2016



Linda Davis  
Acting Director Regions, Southern  
Planning Services  
Department of Planning and Environment

Delegate of the Minister for Planning



## WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Albury City Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

| Number               | Name                                                                                                                                                                                                                                                          |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PP_2013_ALBUR_001_00 | Planning proposal (dated November 2016) to rezone land at Willowbank Road, East Albury from RU2 Rural Landscape Zone (100 hectare minimum lot size) to IN1 General Industrial Zone (no minimum lot size) and IN2 Light Industrial Zone (no minimum lot size). |

In exercising the Minister's functions under section 59, the Council must comply with the Department of Planning and Environment's "A guide to preparing local environmental plans" and "A guide to preparing planning proposals".

Dated 23/12/2016

**Linda Davis**  
**Acting Director Regions**  
**Southern**  
**Planning Services**  
**Department of Planning and Environment**