

Albury Regional Job Precinct

Frequently asked questions

The Albury Regional Job Precinct will expand on the existing NEXUS Industrial Precinct to support growth of industries such as advanced manufacturing, circular economy and recycling, agribusiness, freight and logistics and by doing so, create more jobs for the region.

Albury is the first of four Regional Job Precinct locations which also include Richmond Valley, South Jerrabomberra and Namoi.

What are Regional Job Precincts?

The NSW Government's Regional Job Precincts are in areas of regional NSW which have been identified as potential growth areas for industry.

The precincts provide a planning framework designed to fast-track approvals to drive growth, investment, and development opportunities within regional NSW.

This is delivered through the development of an upfront master plan and environmental assessment to reduce the cost and time for businesses to set up or expand in the precinct.

What does a Regional Job Precinct mean for Albury?

The precinct will build on the opportunities provided by NEXUS Industrial Precinct which includes easy connections to major transport links (the Hume Freeway, Melbourne to Sydney rail line and the Inland Rail, once complete) as well as an open access intermodal hub on site.

Added to this, will be a simplified planning process which helps to reduce the cost and time associated with expanding or establishing a business. These features are attractive to investors which leads to greater economic prosperity and jobs for the region.

How is it implemented?

The planning framework is the backbone of the Regional Job Precincts and is developed and implemented in six key steps.

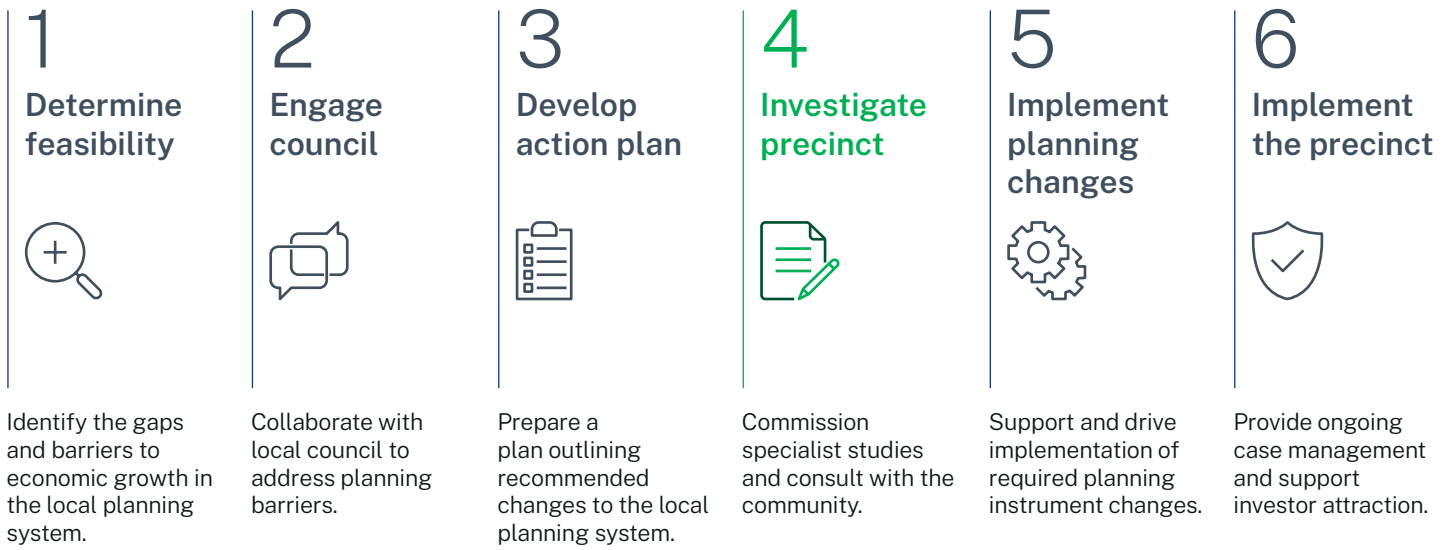
The new planning framework will ensure mechanisms are in place for industry to access and comply with a streamlined planning process.

Once the technical studies are complete, the draft master plan is exhibited for public comment. The draft Albury plan is expected to go on exhibition in November 2022. Following that, the final master plan will be prepared and the planning changes implemented.

The planning changes will involve amendments to Albury City Council's Local Environment Plan (LEP) and Development Control Plans (DCP) which will create streamlined processes for development in the precinct.

See six key steps on the following page.

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What are the proposed planning controls for Albury’s Regional Job Precinct?

The planning framework includes the development of the new master plan and changes to the LEP and DCP which outline development controls.

Regional Job Precinct master plans

- Made by the Department of Primary Industries and Regional Development, in consultation with council and other key stakeholders
- Identifies the vision, aspiration, and principles for the precinct
- Provides more detailed, sub-precinct land use controls where required
- Identifies performance criteria at precinct-scale for amenity, environmental performance and infrastructure.

Regional Job Precincts – changes to Local Environment Plans and Development Control Plans

- Prepared by the NSW Government in consultation with council
- Identifies development controls.

The master plan includes specific zones within the precinct for different land uses to eliminate land use conflict.

What are the main changes to zoning in the precinct?

Current zones permit business, industrial and conservation land uses. Under the new master plan, the new zones will include:

- a flexible zone for multiple uses including manufacturing and recycling
- a transition zone between residential and industrial areas
- a conservation zone.

For more information on zones, please refer to the discussion paper on the planning portal.

What industries will be permitted in the precinct?

The precinct has been designed to support the growth of industries such as advanced manufacturing, circular economy and recycling, agribusiness, freight and logistics and much more.

Existing industries, such as light and heavy manufacturing, service stations and takeaway restaurants will also still be permitted.

Will there be any land acquisition?

There will not be any land acquisition for the Regional Job Precincts.

What is the role of Albury City Council?

Albury City Council will continue to assess and approve development applications in the precinct in line with the new master plan and the amended Local Environment Plan and Development Control Plans.

Council will also remain the enforcement authority, along with the Environmental Protection Authority, for issues such as noise and odour.

When and where will development occur first?

The precinct has been planned for staged development. The first stage of development will be adjacent to the existing NEXUS precinct where there is available water, sewer and electricity. These services will be extended to cater for expected growth in demand in the future.

How will precinct infrastructure be funded?

Future infrastructure, including road, sewer and water upgrades, will be funded through a combinations of development contributions (paid by developers seeking to set up or expand in the precinct) and state and federal government grants.

The NSW Government is working with Albury City Council to update development contribution plans to support future investment in infrastructure.

Are there any additional impacts to residents?

The master plan has been designed to protect and mitigate potential impacts on existing residents. Any proposed development within the precinct will need to comply with air quality, odour and noise management measures that will be set out in the planning controls to inform where industries are best located and how environmental impacts should be managed.

An analysis of the potential air quality, odour and noise impacts generated by proposed development types has been undertaken as part of the master plan.

What controls are in place to protect Aboriginal cultural heritage?

We respect and acknowledge the Wiradjuri people as the custodians of the land within the precinct. The draft master plan retains, protects and celebrates Albury's proud Aboriginal culture and heritage and encourages cultural land management practices.

What controls are in place to safeguard valued flora and fauna species?

The precinct includes areas of high biodiversity value including habitat for the endangered and vulnerable species such as the Swift Parrot, Squirrel Glider, Sloane's Froglet, Eastern Bentwing Bat and Southern Myotis.

The draft master plan protects a large proportion of this by retaining and expanding existing habitat corridors along creek lines. These corridors will provide important connections with nearby habitats.



Further information

You can find out more about the Albury Regional Job Precinct by contacting Albury City Council or the project team on:

@ regionaljobprecincts@regional.nsw.gov.au

≡ nsw.gov.au/regionaljobprecincts