



New South Wales

State Environmental Planning Policy Amendment (Albury Regional Jobs Precinct) 2023

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979*.

PAUL SCULLY, MP
Minister for Planning and Public Spaces

State Environmental Planning Policy Amendment (Albury Regional Jobs Precinct) 2023

under the

Environmental Planning and Assessment Act 1979

1 Name of policy

This policy is *State Environmental Planning Policy Amendment (Albury Regional Jobs Precinct) 2023*.

2 Commencement

This policy commences on the day on which it is published on the NSW legislation website.

3 Repeal of policy

This policy is repealed at the beginning of the day following the day on which this policy commences.

4 Maps

The maps adopted by *Albury Local Environmental Plan 2010* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this policy.

Schedule 1 Amendment of Albury Local Environmental Plan 2010

[1] Clause 1.8A Savings provision relating to development applications

Omit the note.

[2] Clause 1.8A(2)

Insert at the end of clause 1.8A—

- (2) An amendment made to this plan by *State Environmental Planning Policy Amendment (Albury Regional Jobs Precinct) 2023* does not apply to a development application made but not finally determined before the commencement of the amendment.

[3] Clause 2.1 Land use zones

Insert “SP4 Enterprise” in appropriate order under the heading **Special Purpose Zones**.

[4] Land Use Table

Omit note 2.

[5] Land Use Table, Zone SP4

Insert in appropriate order—

Zone SP4 Enterprise

1 Objectives of zone

- To provide for development and land uses that support enterprise and productivity.
- To provide for development and land uses that encourage regional enterprise and innovation in industry and environmental management.
- To effectively manage land uses of varying intensities or environmental sensitivities, and to minimise the risk of conflict associated with incompatible land uses.
- To facilitate industries that contribute to and benefit from being close to major freight transport networks.
- To encourage the development of innovative circular economy resource and waste management.
- To protect and enhance the unique qualities and character of the Albury Regional Jobs Precinct.
- To support rural industries and service the broader urban and rural economy.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Building identification signs; Business identification signs; Extensive agriculture; Take away food and drink premises; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Artisan food and drink industries; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Creative industries; Crematoria; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Function centres; Hardware and building supplies; Health services facilities; Home businesses; Home industries; Home occupations; Home occupations (sex services); Jetties; Livestock processing industries; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Sawmill or log processing works; Sex services premises; Stock and sale yards; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Wharf or boating facilities

[6] Part 7 Additional local provisions

Insert at the end of the part, with appropriate clause numbering—

Development on land in and surrounding the Albury Regional Jobs Precinct

- (1) The objective of this clause is to ensure—
 - (a) development on land in Zone E3 Productivity Support in the Precinct will not be unduly impacted by nearby industrial land uses and will not unduly impact the amenity of nearby residential accommodation, and
 - (b) development on land surrounding the Precinct will not be unduly impacted by nearby industrial land uses, and
 - (c) large-scale business premises, office premises or specialised retail premises will not be located on land in Zone E3 Productivity Support in the Precinct.
- (2) Development consent must not be granted to development on land in Zone E3 Productivity Support in the Precinct unless—
 - (a) the consent authority has considered—
 - (i) the impact, including the impact of noise, odour and hours of operation, of nearby industrial land uses and associated activities on the development, and
 - (ii) the impact, including the impact of noise, odour and hours of operation, of the development on nearby residential accommodation, and
 - (b) the gross floor area of each business premises, office premises and specialised retail premises on land in Zone E3 Productivity Support in the Precinct does not exceed 250m².
- (3) Development consent must not be granted to development on land immediately adjoining, or separated only by a local road from, the Precinct unless the consent authority has considered the impact, including the impact of noise, odour and hours of operation, of nearby industrial land uses and associated activities on the development.

(4) In this clause—

Precinct means the land identified as “Albury Regional Jobs Precinct” on the Key Sites Map.

[7] Dictionary

Insert in alphabetical order—

Key Sites Map means the Albury Local Environmental Plan 2010 Key Sites Map.

Schedule 2 Amendment of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Schedule 3 Complying development codes—variations

Insert in appropriate order in Part 1, table—

Albury

Land in Zone SP4 under *Albury Local Environmental Plan 2010*

The Industrial and Business Buildings Code is varied in its application by omitting “or IN3” and inserting instead “, IN3 or SP4” in clause 5A.1, definition of *industrial zone*.