

Albury Regional Job Precinct



The draft master plan for the expansion of the NEXUS Industrial Precinct is now on display for public review and feedback.

The new master plan is being created as part of the NSW Government's Regional Job Precincts initiative which helps fast-track approvals to drive growth, investment, and development opportunities within regional NSW.

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

The master plan aims to provide a strategic planning framework which removes barriers for businesses seeking to establish or expand in Albury.

The Albury Regional Job Precinct draft master plan

The new master plan includes the existing NEXUS Industrial Precinct as well as an area to the east of the Hume Highway.

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.

-  Improved planning pathway
-  Attract investment to Albury
-  Create jobs

The Albury Regional Job Precinct will offer an improved planning pathway which reduces costs and delays for developers, making it an attractive investment opportunity for business in a variety of industry sectors.

Image above: aerial overlooking the Murray River passing through Albury, courtesy of Destination NSW

nsw.gov.au/regionaljobprecincts

Proposed land uses within the precinct include:

- manufacturing
- agribusiness
- freight and logistics
- recycling and circular economy.

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.

What are the key changes proposed under the new draft master plan?

The master plan, once finalised, provides the vehicle for the streamlined planning process.

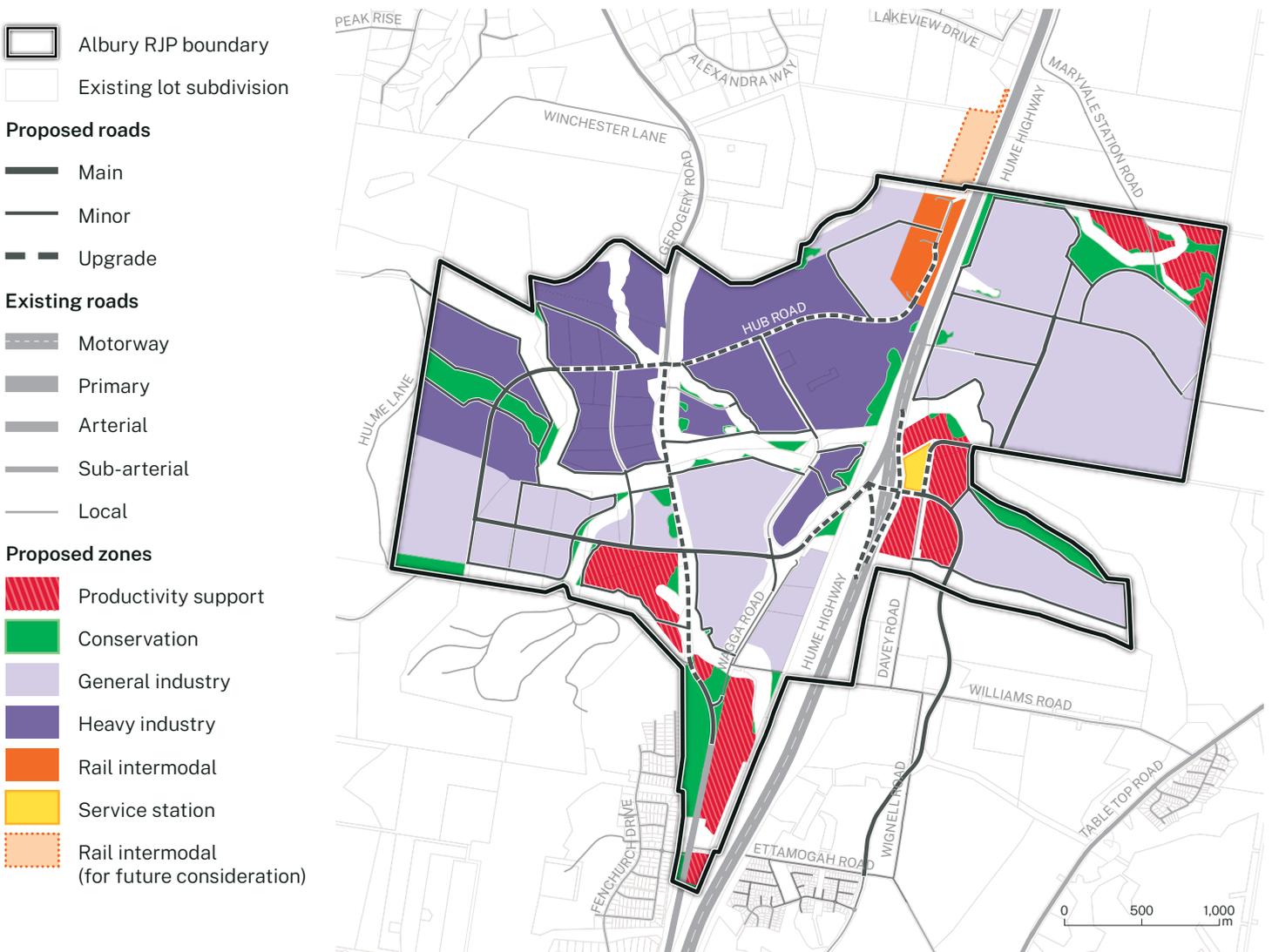
The planning changes will involve amendments to Albury City Council's Local Environment Plan (LEP) and Development Control Plan (DCP) which will create streamlined processes for development in the precinct.

Expansion of the precinct will be staged, beginning with the release of land adjacent to the existing NEXUS precinct where infrastructure is already in place. Future land releases will be progressive, allowing for staged infrastructure growth.

With these changes in place, the Albury Regional Job Precinct is well placed to become a major distribution centre for manufacturing, agribusiness and circular economy industries.



Draft master plan map





Aerial of Nexus Industrial Precinct, courtesy of Albury City Council

Impacts to residents

The master plan mitigates potential impacts to residents through controls on noise, odour and air quality.

Development will need to comply with environmental controls which will be set out in the master plan. These controls also outline where industries are best located and how environmental impacts should be managed.

Analysis of the potential air quality, odour and noise impacts generated by proposed development types has been undertaken as part of the master plan and is contained within the report now on exhibition.

What are the next steps?

The draft master plan is on display from 18 November -16 December 2022 for public review and comments. You are invited to review and comment on the discussion paper and draft master plan here on the planning portal. Your feedback will help to shape the final master plan for the precinct.

We will also be holding in-person and online community information sessions to provide an overview of the draft master plan and to answer your questions.

Details for the sessions are as follows:

IN PERSON

Tuesday 29 November 2022

3pm – 7pm

Robert Brown Room, Ground Floor

Albury City Council

553 Kiewa Street, Albury

No need to register, simply pop in on the day.

WEBINAR

Wednesday 30 November 2022

9am – 10.30am

Teams webinar

To register to attend, email

regionaljobprecincts@regional.nsw.gov.au

Following this, our team of planners and other technical experts will review submissions and revise and finalise the master plan for endorsement by the NSW Government and Albury City Council.

The final master plan is expected to be completed in the first half of 2023. The master plan will be brought into effect through amendments to Albury City Council's Local Environment Plan and Development Control Plans which will then allow business to access the simplified planning process.



**Draft master plan
public exhibition**

18 November -
16 December 2022

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PORTAL QR CODE>



Further information

For more information, or to subscribe to updates from the Regional Job Precincts team:

@ regionaljobprecincts@regional.nsw.gov.au

≡ www.nsw.gov.au/regionaljobprecincts