

# Planning & Development Committee AGENDA



**Members** Crs G Docksey (Chairperson), D Betteridge, A Glachan (Ex Officio), P Gould, R Jackson, K Mack, D Thurley and H van de Ven.

**Staff** General Manager.

Members are advised that the next **Planning & Development Committee Meeting** will be held in the **Council Chambers**, AlburyCity Administration Building, 553 Kiewa Street, Albury on **Monday 8 July 2013**, at 6.00pm.

## **PDC 1 – CONFLICT OF INTEREST DECLARATIONS RECEIVED BY THE CHAIR**

- 1A Conflict of Interest Declarations
- 1B Disclosure of Political Donations
- 1C Chairperson to advise that the meeting is being recorded

## **PDC 2 – APOLOGIES**

- 2A Apologies of Committee Members

## **PDC 3 – CONFIRMATION OF THE MINUTES OF THE PREVIOUS MEETING .....2**

- 3A Minutes of the Planning & Development Committee Meeting held on Tuesday 11 June 2013 at 6.00pm .....2

## **PDC 4 – MATTERS ARISING FROM THE MINUTES.....5**

## **PDC 5 – MINUTES OF ADVISORY COMMITTEES & WORKING PARTIES.....6**

## **PDC 6 – REPORTS FOR DISCUSSION .....8**

- 6A Southern Region Joint Regional Planning Panel – Development Application 10.201332101.1 – Albury Wodonga Regional Integrated Cancer Centre, Albury Base Hospital, 201 Borella Road, East Albury (AF13/00511) .....8
- 6B Albury Local Environmental Plan 2010 – Planning Proposal: Proposed Land Use Zone Transfer – Fairway Gardens Estate, Thurgoona (DOC13/49878) .....14
- 6C Albury Tourism Monitor 2013 (DOC13/49904) .....20

## **PDC 7 – GENERAL BUSINESS .....26**

**Note** *A light meal will be served at 5.15pm, at 'Charlies on Kiewa', for Councillors and staff required to attend the meeting.*

Frank Zaknich  
**General Manager**

4 July 2013

# AlburyCity – Planning & Development Committee

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### PDC 3 – CONFIRMATION OF THE MINUTES OF THE PREVIOUS MEETING

#### 3A Minutes of the Planning & Development Committee Meeting held on Tuesday 11 June 2013 at 6.00pm

**Present** Crs G Docksey (Chairperson), D Betteridge, A Glachan (Ex Officio), P Gould, R Jackson, K Mack, D Thurley and H van de Ven.

**Apologies** Nil.

**Staff** General Manager, Director Community & Recreation, Director Corporate Services, Director Economic Development & Tourism, Director Engineering, Director Planning & Environment, Team Leader Town Planning, IT Officer and Governance Officer.

#### PDC 1 CONFLICT OF INTEREST DECLARATIONS RECEIVED BY THE CHAIR AND DISCLOSURE OF POLITICAL DONATIONS

##### 1A Conflict of Interest Declarations

*There were no Conflict of Interest Declarations received by the Chairperson.*

##### 1B Disclosure of Political Donations

*The General Manager advised those present, of the legislative requirement for Disclosure of Political Donations:*

##### ***Advice to the Planning & Development Committee Meeting***

*The Environmental Planning Assessment Act 1979, Section 147(4) requires people submitting planning applications and/or submissions regarding a planning application to disclose any reportable political donation and/or gifts to any local Councillor or employee of Council. Reportable political donations and gifts include those of, or above, \$1,000 in value.*

*The Disclosure Statement forms are available on Council's website or from the Customer Service Centre and must be lodged in accordance with the Act. The forms are also available at the back of the Chamber during meetings.*

*There were no Political Donations received by the Chairperson.*

##### 1C Recording of Meeting

*The Chairperson advised those present that the meeting was being recorded.*

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### PDC 2 APOLOGIES

#### 2A Apologies of Committee Members

*There were no Apologies of Committee Members.*

### PDC 3 CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING

#### 3A Minutes of the Planning & Development Committee Meeting held on Monday 13 May 2013 at 6.00pm

##### **Cr Gould Moved, Cr Mack Seconded**

That the Committee recommends to Council that the Minutes of the Planning & Development Committee Meeting held on Monday 13 May 2013, at 6.00pm, be adopted.

**CARRIED**

### PDC 4 MATTERS ARISING FROM PREVIOUS MINUTES

*There were no Matters Arising from Previous Minutes.*

### PDC 5 MINUTES OF ADVISORY COMMITTEES AND WORKING PARTIES

*There were no Minutes of Advisory Committees and Working Parties.*

### PDC 6 REPORTS FOR DISCUSSION

#### 6A NSW Department of Planning - A New Planning System for NSW: White Paper – April 2013 (DOC13/42897)

*Michael Keys, Director Planning & Environment spoke to a PowerPoint presentation and responded to questions from Councillors.*

*Councillors passed on congratulations to Director Planning & Environment, Michael Keys for the excellent and informative presentation.*

##### **Cr Mack Moved, Cr Gould Seconded**

That the Committee recommends to Council that Council:

- a. receive and note the contents of this report; and
- b. endorse the draft Submission to “A New Planning System for NSW: White Paper, April 2013” as contained in *Attachment 4* to this report.

**CARRIED**

# AlburyCity – Planning & Development Committee

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### **PDC 7 GENERAL BUSINESS**

- GB 1** Cr Thurley – recently attended a Conference where *Graffiti Removal Day* was discussed. Does Council have any planned activity for that day?

*Director Community & Recreation, James Jenkins responded that together with the Youth Council, plans are currently being developed in relation to Graffiti Removal Day to be held in October 2013.*

- GB 2** Cr Mack - raised a matter discussed at the Local Government Arts and Cultural Summit Conference held in November 2012 regarding the display of art works from Council's collection in hospitals.

*Suggested that Council perhaps look at the possibility of art from AlburyCity's collection displayed at the new Albury Cancer Treatment Facility.*

*General Manager, Frank Zaknich responded that this will be looked into.*

*Meeting closed at 7.15 pm.*

**PDC 4 – MATTERS ARISING FROM THE MINUTES**

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### **PDC 5 – MINUTES OF ADVISORY COMMITTEES & WORKING PARTIES**

*At the time of this Agenda preparation there were no Minutes of Advisory Committees & Working Parties.*

### REPORTS FOR DISCUSSION

#### 1. Disclosure of Political Donations

Section 375A of the Local Government Planning Legislation Amendment (Political Donations) Act 2008, requires that the General Manager keep a register containing each planning decision made at a Council or Committee meeting, including the names of Councillors who supported the decision and those that opposed the decision.

To maintain the register, the amendments require that a division be called whenever a planning decision is put at a Council or Committee meeting, including meetings closed to the public.

From 1 October 2008, anyone lodging a Development Application or anyone making a submission or commenting on a Development Application will need to publicly disclose donations and/or gifts greater than \$1000 made to a local councillor, political party or employee of Council.

The disclosure requirements apply at the time the application is lodged with a Council or the NSW Government, and also apply to individuals or entities lodging submissions in objection or support of the proposal. All disclosures will be publicly available.

#### 2. Requirements of Environmental Planning & Assessment Act 1979

In dealing with Development Applications, Councillors need to take into account specific matters contained in the Environmental Planning & Assessment Act 1979 (*as amended*).

Accordingly, the provisions of Section 79C of that Act are set out hereunder, which can be used by Councillors as a reference guide of issues to be considered.

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#### 79C Evaluation

##### (1) **Matters for consideration – general**

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) the provisions of:
  - (i) any environmental planning instrument, and
  - (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
  - (iii) any development control plan, and
    - (iia) any planning agreement that has been entered into under *section 93F*, or any draft planning agreement that a developer has offered to enter into under *section 93F*, and
  - (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and
  - (v) any coastal zone management plan...
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
- (c) the suitability of the site for the development,
- (d) any submissions made in accordance with this Act or the regulations,
- (e) the public interest.

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### PDC 6 – REPORTS FOR DISCUSSION

#### 6A Southern Region Joint Regional Planning Panel – Development Application 10.201332101.1 – Albury Wodonga Regional Integrated Cancer Centre, Albury Base Hospital, 201 Borella Road, East Albury (AF13/00511)

DATE 1 July 2013

CONFIDENTIAL YES  NO  If yes please tick one of the following reasons  
Personnel Matters  Commercial  Legal  Security  Personal Hardship

MEETING DATE Monday 8 July 2013

FURTHER ENQUIRIES TO David Christy PHONE 6023 8290  
Planning & Environment

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#### Introduction

Council is in receipt of an application for construction of the Albury Wodonga Regional Integrated Cancer Centre on Lot 12 DP 1166792 being the site of the Albury Base Hospital, 201 Borella Road, East Albury.

Council received Development Application No. 10.2013.32101.1 on Thursday 21 February 2013. This application is required to be reported to the Joint Regional Planning Panel (JRPP - Southern Region), in accordance with *Part 4 of State Environmental Planning Policy (State and Regional Development) 2011* and *Schedule 4A of the Environmental Planning and Assessment act, 1979* as the proposal has a total Capital Improvement Value (CIV) of more than \$20 million. The JRPP replaces Council as the determining authority for this application.

The application was accompanied by plans for the development, a Planning Report prepared by Habitat Planning dated February 2013 and a Traffic Report prepared by Cardno dated Friday 25 January 2013. Following an initial assessment, and subsequent further information request, additional plans were supplied in June 2013. A copy of the plans, Planning Report and Traffic Report are included with this report for the information of Councillors (*Attachment 1*).

The Development Application was publicly advertised and notified for a period of five weeks until 29 April. At that time no submissions were received.

The JRPP will be considering this application in the near future but no formal date has been decided at this point in time. The meeting date and format will be dependent on a suitable resolution of the issue of developer contributions, outlined later in this report. The Panel has the option to either hold a public meeting or consider the application electronically. They have already undertaken a site visit which was conducted in May 2013.

Council staff have undertaken a planning assessment of the development application. This report will be presented to the JRPP. A copy of the assessment report is attached for Council's information (*Attachment 2*).

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Council has the opportunity to consider the assessment report and may elect to make an additional submission to the JRPP regarding this development. The purpose of this report is to give Council an opportunity to consider the proposal and determine if there are any additional matters that need further consideration for the JRPP. This could be accommodated in a separate submission to the JRPP.

Council recently nominated three Councillors as representatives (including a substitute) on the JRPP. The JRPP Code of Conduct prohibits those Councillors who are representing Council on the Panel from discussing the application or participating in consideration of this matter by Council.

### **Background**

In 2009, as part of the NSW Planning Reforms, the State Government introduced JRPPs. Council was provided with separate reports outlining the purpose, membership and functioning of the JRPP. Essentially the JRPP's are the consent authority for major and significant Development Applications, typically of State or Regional significance. At the Council Meeting of September 2012, it was resolved to nominate two representatives to be on the panel. The current representatives are Cr Betteridge and Cr van de Ven, with Cr Gould as a substitute if required.

### **Consultation**

The application was notified in accordance with *AlburyCity's Public Notification Policy* and the requirements of the *Environmental Planning and Assessment Act, 1979*, and the *Environmental Planning and Assessment Regulations 2000*, which required a minimum notification period of seven days. Due to the scale and nature of the proposal, Council staff determined a longer notification period was appropriate and notified the proposal for 34 days. The notification period commenced on Wednesday 27 March 2013 and concluded on Monday 29 April 2013.

Several members of the public made enquiries in relation to the proposal, however no submissions were received by Council during the notification period.

### **Council Plans and Council Policies**

The following Council Policies are relevant to the application:

- *Albury Local Environmental Plan 2010,*
- *Albury Development Control Plan 2010, and*
- *Development Notification Policy.*

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### Legislation

This application is required to be reported to the JRPP for the Southern Region in accordance with the requirements of *State Environmental Planning Policy (State and Regional Development) 2011* and *Schedule 4A* of the *Environmental Planning and Assessment Act, 1979*.

The proposal meets one of the key criteria for JRPP referrals, this being:

- i) A Capital Improved Value (CIV) of more than \$20 million.

Therefore the Southern Region JRPP is the determining authority for this application. Council's staff are required to undertake a planning assessment of the proposal & submit a formal report to the JRPP.

Council is entitled to make a submission to the Southern region JRPP regarding this proposal and may elect to do so following consideration of this report.

### Environmental Assessment

A staff assessment of the application is contained within the report for the Southern Region JRPP. This report considers the information submitted, potential environmental impacts and assessment with state and local planning policies and requirements. A copy of the assessment report is attached for the information of Councillors (*Attachment 2*).

### Issues

There is one significant issue that has arisen in relation to the assessment and determination of this application.

The proposed development will, in the opinion of Council, result in an increased demand being placed upon infrastructure and services. The development of the land will create demand on infrastructure such as water and sewerage and accordingly (by condition of consent) monetary contributions are required to be paid pursuant to Section 64 of the *Local Government Act 1993* to provide Council with funds to provide coordinated infrastructure and services for the city.

Council's *Section 64 Development Servicing Plan* outlines the method for calculating *Developer Contributions* and methods of payment. The calculations for contributions are based on the total demand anticipated by a development. Council's *Section 64 Development Servicing Plan* references the NSW Water Directorate "*Section 64 Determination of Equivalent Tenements Guidelines*" in regards to calculating total anticipated water and sewerage usage (expressed as number of Equivalent Tenements or ETs). Using the Guidelines, the total ET demand generated by the proposed development is as follows:

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| Service Demand for Proposed Albury Wodonga Regional Integrated Cancer Centre |    |                |                  |           |                  |           |
|--|----|----------------|------------------|-----------|------------------|-----------|
|  |    |                | Water            |           | Sewer            |           |
| Proposed Use   | No | Measure        | ET/Unit          | ETs in DA | ET/Unit          | ETs in DA |
| Hospital Beds  | 30 | Day Beds       | 0.90             | 27        | 1.43             | 42.9      |
|  | 30 | Multi-Day Beds | 0.90             | 27        | 1.43             | 42.9      |
| Consulting Rooms   | 23 | Rooms          | 0.4              | 9.2       | 0.63             | 14.49     |
| Public Toilets   | 15 | Fixt units     | 0.4              | 6         | 0.63             | 9.45      |
|  |    |                | <b>Total ETs</b> | 69.2      | <b>Total ETs</b> | 109.74    |

Council has recently adopted new charges per ET for 2013/14 in relation to water and sewer contributions. The figures adopted for 2013/14 are \$2,875 for water and \$3,923 for sewer.

The contributions payable for this development are therefore calculated as follows:

|       |   |              |   |              |
|-------|---|--------------|---|--------------|
| Water | = | 69.2 ETs     | x | \$2,875      |
|       | = | \$198,950    |   |              |
| Sewer | = | 109.74 ETs   | x | \$3,923      |
|       | = | \$430,510.02 |   |              |
| Total | = | \$198,950    | + | \$430,510.02 |
|       | = | \$629,460.02 |   |              |

This figure may appear to be excessive but the cost of AlburyCity's water and sewer infrastructure is significant. AlburyCity's current four year financial plan includes over \$23 million for the Waterview Treatment Plant upgrade and \$5.5 million for Water Filtration Plant upgrade. The figures shown above represent approximately 1% of the total project cost.

A condition of consent has been imposed, should consent be granted, requiring the payment of contributions prior to issue of a Construction Certificate in accordance with the requirements of Section 3.8 of Council's *Section 64 Development Servicing Plan*.

It is noted that the proponents of the development have not included an allowance for developer contributions in their budget. There has been some discussion regarding these charges and further representation may be made with regards to the amount and timing of payment for these charges.

Council has previously considered a request from the Albury Wodonga Regional Integrated Cancer Centre for a reduction in the Development Application fee payable for this application.

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Council considered this request at its meeting of Monday 22 April 2013 where it resolved as follows:

*“That Council:*

- a. confirm its support for the Cancer Centre; and*
- b. contribute \$15,000 to the Cancer Centre when it is completed. Those funds to be spent on patient and visitor amenities at the centre, with AlburyCity prominently noted as the sponsor of those items.”*

Additionally it should also be noted that Council has previously considered a request from the Hilltop Carers Accommodation development at the Albury Base Hospital site (which was a community initiated and funded project) to waive or reduce their levied developer contributions. Council at its meeting of Monday 25 July 2011 resolved as follows:

*“That Council:*

- a. receive and note the report;*
- b. inform the Albury Wodonga Carers Accommodation Centre project team that payments are required in accordance with Development Consent 10.2011.30781.2; and*
- c. make an ex-gratia payment of \$24,516.60 to offset developer contributions required for the project.”*

Council did not waive or remove the requirement for Developer Contributions in this instance. It is recommended that Council continue to explore a mutually suitable outcome for this proposal but in the first instance require full payment of the listed Developer Contributions. Subject to further investigation and agreement, an application to modify the condition of consent (should consent be granted) for Developer Contributions, may be made at a later date.

### **Options**

This report is for the information of Councillors. Council has the following options;

1. To make a submission to the Southern Region JRPP.

OR

2. Note the report and make no further submission.

### **Conclusion**

Development Application 10.2013.32101.1, being an application for construction of the Albury Wodonga Regional Integrated Cancer Centre on Lot 12 DP 1166792 being 201 Borella Road, East Albury, is to be reported to the Southern Region Joint Regional Planning Panel for determination.

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An assessment of the application has been undertaken by council staff and this concluded that the application is consistent with *State Environmental Planning Policy (Infrastructure) 2007* relevant *ALEP2010* and *ADCP2010* provisions and should be recommended for approval.

As outlined in this report, Council has the option to make a separate submission to the panel and may elect to do so after considering the report.

### **Recommendation**

That the Committee recommend to Council that Council:

- a. receive and note the report; and
- b. determine if Council is to make a separate submission to the JRPP Panel.

- **Attachments**

1. Development Application 10.2013.32101.1 Supporting Information (including Plans, Planning Report and Traffic Report).
2. Planning Assessment Report, dated June 2013.

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### 6B Albury Local Environmental Plan 2010 – Planning Proposal: Proposed Land Use Zone Transfer – Fairway Gardens Estate, Thurgoona (DOC13/49878)

DATE 25 June 2013

CONFIDENTIAL YES  NO  If yes please tick one of the following reasons  
Personnel Matters  Commercial  Legal  Security  Personal Hardship

MEETING DATE Monday 8 July 2013

FURTHER ENQUIRIES TO Chris Graham PHONE 6023 8148  
Planning & Environment

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#### Introduction

This report seeks Council's endorsement of '*Planning Proposal: Proposed Land Use Zone Swap, Fairway Gardens Estate, Thurgoona*' that proposes to amend the *Albury Local Environmental Plan 2010* (ALEP 2010) as it relates to land in Fairway Gardens Estate, Thurgoona (the site).

The Planning Proposal seeks to rezone land to provide a more sustainable and efficient development site and protect environmental qualities and outcomes.

An aerial photograph of the site and figure that shows spatial outcomes resulting from the intended land use zone transfer is provided (*Attachment 1*) for Councillor's information and reference. In addition, a copy of the Planning Proposal will be tabled at the meeting and is available for Councillor's upon request.

The site consists of two areas that are currently zoned part 'R1 General Residential' and part 'E3 Environmental Management' under the ALEP 2010. The Planning Proposal seeks to facilitate a transfer in land use zoning to change the zoning of one area (currently zoned E3 Environmental Management) to R1 General Residential, whilst at the same time, change the zoning of another area (currently zoned R1 General Residential) to E3 Environmental Management.

Notwithstanding the proposed changes are primarily to facilitate a transfer in land use zoning, it will also be necessary to implement consequential changes to the ALEP 2010 Lot Size Map to ensure that such provisions as they relate to the sites are consistent with that applying in similar zones elsewhere throughout the Albury Local Government Area.

The Planning Proposal has been prepared in accordance with the NSW Department of Planning publication: '*A guide to preparing planning proposals (October 2012)*' and is consistent with the ongoing assessment and advice of AlburyCity planning staff to ensure that all necessary research has been undertaken, documented and addressed for the purposes of supporting outcomes sought.

Note: Reference to that land subject to the Planning Proposal, contained within documentation received, describes the subject land as Part Lot 499 DP 1142134. However, since preparation of the Planning Proposal, the recent registration of a plan of subdivision has changed the description of the subject land to Part Lot 754 DP 1186094. A revision of Planning Proposal documentation to reflect

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current land description is not considered necessary at this time, however, such revision(s) will occur prior to public exhibition.

### Discussion

The Planning Proposal provides justification for the outcomes sought, based on the following:

1. A comprehensive analysis of site constraints/opportunities (with a specific focus on biodiversity values), context, character, likely benefits, environmental, social and economic impacts;
2. Consideration against relevant local, regional and State planning policies/directions;
3. Any other likely environmental effects and how are they proposed to be managed; and
4. Documentation and consideration of any relevant government agency issues/interests.

The justification provided for the proposed land use zoning transfer, documented considerations and an AlburyCity position following an initial assessment is discussed below.

#### **1. Site analysis investigations in relation to constraints/opportunities, context, character, likely benefits, environmental, social and economic impacts**

The site has been subject to a detailed site analysis and associated investigations through a Biodiversity Values Assessment (BVA) (refer to Appendix B of the tabled Planning Proposal documentation) that has compared and documented the ecological values (including flora, fauna and habitat) of those areas subject to the transfer in land use zoning. These investigations have generally concluded that the proposed land use zoning transfer is not likely to significantly affect any threatened species, population or ecological community or its habitat on the basis that a satisfactory alternative has been provided elsewhere to offset any potential loss in biodiversity values.

In addition, the BVA recognises that existing habitat within both the Thurgoona Golf Course and the Retained Habitat Network (to the immediate east), being a 35ha area consisting of Forward Tree Planting containing scattered remnant trees that is known habitat, is likely to encourage fauna movement between both areas.

In recognition that healthy, diverse and functioning ecological systems require connections, the BVA has audited available connectivity options. This audit has generally concluded that whilst other connection routes with established vegetation may currently provide the greatest opportunity for movement between the Thurgoona Golf Course and the Retained Habitat Network (to the immediate east) including those that would be removed under the Planning Proposal, these options are fast becoming redundant in lieu of existing and ongoing development that has and will continue to result in edge impacts including earth stockpiling, slashing (diminishes understorey) and the removal of Forward Tree Plantings in the immediate vicinity (depletes vegetation structure).

Consequently, in recognition of the limitations applying to other connection options, the BVA has recommended the use of a Council drainage reserve (being Lot 31 DP 1104943) to facilitate a more direct east-west connection between the Thurgoona Golf Course and the Retained Habitat Network (to the immediate east). The BVA however notes that this connection, in its current form, does not provide for the safe passage of any species other than large mobile species such as Kangaroos given that it is

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currently devoid of vegetation. Accordingly, future use of this corridor would be contingent on it being designed and revegetated (refer to Appendix B of the tabled Planning Proposal documentation) to fulfil the structural requirements of an effective corridor without posing a fire risk.

### **AlburyCity Response**

*AlburyCity notes that whilst an area of E3 Environmental Management Zone is proposed to be removed and developed for urban residential purposes under this Planning Proposal, the proximity of this area to existing and future residential estate development is likely to result in exposure to increasing pressure and edge impacts that will most likely diminish ecological values in the long term.*

*The Planning Proposal identifies and seeks to provide an offset to the immediate east where a change in zoning is proposed from R1 General Residential to E3 Environmental Management Zone. Whilst this offset area does not possess examples of very large remnant species, a more concentrated vegetation stock, closer proximity to the Retained Habitat Network (adjoining to the immediate south) and comparable ecological values (flora, fauna and habitat range) render this area suitable as an offset that will facilitate a neutral (most likely better) outcome from an environmental perspective.*

*Consequently, following an initial assessment, AlburyCity supports Planning Proposal conclusions that the proposed land use zoning transfer is not likely to significantly affect any threatened species, population or ecological community or its habitat on the basis that a satisfactory alternative has been provided elsewhere to offset any potential loss in biodiversity values.*

*AlburyCity notes that the Planning Proposal seeks to use an existing Council drainage reserve to facilitate east west movement between the Thurgoona Golf Course and the Retained Habitat Network (to the immediate east), however, use of this drainage reserve is contingent on it being designed and revegetated (refer to Appendix B of the tabled Planning Proposal documentation) to fulfil the structural requirements for an effective corridor without posing a fire risk.*

*An initial assessment has concluded that the use of the Council drainage reserve for habitat connection purposes is both acceptable and supported on the basis that long term ecological outcomes for the community are positive and that these outcomes will be protected through ongoing ownership and management by AlburyCity.*

*The Planning Proposal, however, does not elaborate on the process to be undertaken to facilitate the execution of necessary works to the Council drainage reserve. For the purposes of providing transparency and certainty to surrounding land owners and the wider community relating to the means by which such improvements will occur, an Addendum to the Planning Proposal (Attachment 3) identifies and commits the proponent to undertake further works to the Council drainage reserve to assist and facilitate Planning Proposal commitments in relation to habitat corridor outcomes and/or alternatively requires payment (total monetary amount to be determined in consultation with AlburyCity) to AlburyCity for equivalent works.*

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*The execution of any design, revegetation and/or any other structural requirements as identified by the Planning Proposal will be subject to further discussion, and should Council support and endorse the progression of this Planning Proposal post public exhibition, this will trigger the commencement of necessary discussions between both the proponent and AlburyCity to facilitate the implementation of Planning Proposal commitments in relation to drainage reserve improvements for connectivity purposes.*

### **2. Consideration against relevant local, regional, State planning policies/directions**

The site outcomes sought have been subject to a detailed audit of relevant local, regional and State planning policies and directions.

This detailed audit has generally concluded that site outcomes sought are consistent with the relevant planning policy framework.

#### **AlburyCity Response**

*An initial assessment of the Planning Proposal content and subject matter has confirmed that the detailed audit undertaken of relevant local, regional and State planning policies and directions adequately demonstrates that site outcomes sought are consistent with the relevant planning policy framework.*

### **3. Any other likely environmental effects and how are they proposed to be managed**

The Planning Proposal defers to existing planning policy (including Section 79C of the Environmental Planning and Assessment Act 1979) and those processes undertaken when submitting, assessing and determining a development application for residential subdivision purposes as being the most appropriate mechanism to identify, address and respond to any other likely issues.

#### **AlburyCity Response**

*An initial assessment of the Planning Proposal content and subject matter has concluded that it is reasonable to defer to existing planning policy to ensure that all other likely potential externalities are identified, considered and addressed by the development application process.*

### **4. Documentation and consideration of any relevant government agency issues/interests**

The Planning Proposal states that relevant public authorities (to be consulted) will be identified and confirmed through the issue of a Gateway Determination.

In addition, consistent with the NSW Department of Planning publication: '*A guide to preparing planning proposals (October 2012)*', the Planning Proposal does nominate agencies including the Albury and District Local Aboriginal Land Council, NSW Murray Catchment Management Authority and NSW Office of Environment and Heritage (OEH) for consultation purposes.

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The Planning Proposal has already documented pre-lodgement consultation undertaken to date with OEH (refer to Appendix G of the tabled Planning Proposal documentation). This consultation has confirmed both a requirement and the scope of works for a biodiversity values and connectivity assessment for both those areas subject to the proposed land use zoning transfer.

A BVA has been prepared consistent with OEH advice (refer to Appendix B of the tabled Planning Proposal documentation).

### **AlburyCity Response**

*AlburyCity raises no objections to the list of agencies nominated for consultation purposes.*

*AlburyCity acknowledges the BVA and whilst an initial assessment would suggest that investigations undertaken, documented and response provided are reasonable, it is also acknowledged that the Planning Proposal (and component BVA) will be forwarded to OEH for further consideration as part of those consultation processes required to ascertain State interests and feedback..*

### **Conclusion**

This Planning Proposal through a transfer in land use zoning will result in a net benefit to both existing and ongoing ecological values and habitat connections for the subject and surrounding land, whilst at the same time, will assist the pursuit of more practical development outcomes.

It is reiterated that the offset area has a more concentrated vegetation stock, benefits from a closer proximity to the consolidated Retained Habitat Network (adjoining to the immediate south) and is comparable in size and ecological values (flora, fauna and habitat range) to that area of environmental zoned land that has been proposed to be removed and replaced with a residential zoning.

The effectiveness of existing connection corridors (including land currently zoned environmental) between both the Thurgoona Golf Course and the Retained Habitat Network has diminished in recent times which may be attributed to the edge impacts (discussed earlier) associated with the close proximity of urban development. This trend is likely to be exacerbated into the future as urban development of surrounding residential zoned land continues. The Planning Proposal will however assist in mitigating edge impacts with the provision of an offset area benefitting from distance separation, a limited interface with proposed development areas and will result in a more direct east west connection between both the Thurgoona Golf Course land and the Retained Habitat Network via the existing Council drainage reserve (subject to further embellishments being implemented consistent with BVA recommendations).

In summary, an initial assessment concludes that the Planning Proposal will facilitate appropriate environmental and development outcomes, and accordingly, warrants the further support of Council.

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### Recommendation

That the Committee recommends to Council that Council:

- a. endorse the 'Planning Proposal: Proposed land use zone swap: Fairway Gardens Estate, Thurgoona' to the Minister for Planning and Infrastructure that proposes an Amendment to the Albury Local Environmental Plan 2010 that seeks to:

1. amend the Land Zoning Map for part Lot 757 DP 1186094 from 'E3 Environmental Management Zone' to 'R1 General Residential Zone',
2. amend the Land Zoning Map for part Lot 757 DP 1186094 from 'R1 General Residential Zone' to 'E3 Environmental Management Zone',
3. amend the Lot Size Map for part Lot 757 DP 1186094 from '100ha' to '450m<sup>2</sup>', and
4. amend the Lot Size Map for part Lot 757 DP 1186094 from '450m<sup>2</sup>' to 100ha,

and request that a Gateway Determination under Section 56 of the Environmental Planning and Assessment Act 1979 be issued to enable public exhibition of the Planning Proposal;

- b. upon receipt of a Gateway Determination under Section 56 of the Environmental Planning and Assessment Act 1979, place the Planning Proposal on public exhibition pursuant to any requirements of the Gateway Determination and Section 57 of the Environmental Planning and Assessment Act 1979; and

- c. should no objections be received, furnish a copy of this report and other relevant information to the NSW Department of Planning and Infrastructure, in accordance with the Environmental Planning and Assessment Act 1979, and request the Minister for Planning & Infrastructure undertake appropriate actions to secure the making of the Amendment to the Albury Local Environmental Plan 2010.

- **Attachments**

1. Aerial photograph of the site (*Figure 3 extract of the Planning Proposal*) and Proposed Land Use Planning Analysis (*Figure 4 extract of the Planning Proposal*);
2. Planning Proposal: Proposed Land Use Zone Swap – Fairway Gardens Estate, Thurgoona (*to be tabled at the meeting*).
3. Addendum to Planning Proposal.

# AlburyCity – Planning & Development Committee

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### 6C Albury Tourism Monitor 2013 (DOC13/49904)

DATE 1 July 2013

CONFIDENTIAL YES  NO  If yes please tick one of the following reasons  
Personnel Matters  Commercial  Legal  Security  Personal Hardship

MEETING DATE Monday 8 July 2013

FURTHER ENQUIRIES TO Tracey Squire PHONE 02 6023 8276  
Economic Development & Tourism

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### Background

In December 2009 council resolved to drive the growth and development of tourism in Albury and, in consultation with industry, developed the Tourism and Destination Marketing Strategy 2010 – 2013. This strategy provided clear direction and specific activities to increase tourism's contribution to the local economy with the primary objective of increasing visitor numbers, length of stay and spend to the city.

Accordingly, in 2010 the Albury Tourism Monitor was developed with the key objective of measuring demographic, purpose and cycle of visitation and length of stay for domestic and international visitors to Albury. It also benchmarks Albury against other destinations within NSW and Victoria. In late 2010 the Economic Development team purchased a license for REMPLAN's Tourism Module which allowed us to more accurately define the visitor economy of Albury Wodonga.

This annual publication is finalised and published annually in July and provides important information which supports business development, funding applications and Albury's 2030 Community, Strategic Plan.

### Issues

The 2013 Albury Tourism Monitor analyses data provided by Tourism Research Australia (TRA) to determine the number and type of visitors to Albury between 1 January 2012 and 31 December 2012.

In addition, it reports on total visitation to [visitALBURYWODONGA.com](http://visitALBURYWODONGA.com), the Albury Visitor Information Centre and social media traffic. It also reports on the key tourism related activities undertaken by the Economic Development & Tourism Team during the 2013 calendar year.

The 2013 Albury Tourism Monitor is now finalised and has been distributed to key industry groups and members of the Albury Tourism Partner Program. The following key findings are as follows:

### Year in Review – key highlights

- Serviced 20,000 visitor groups at the Albury Visitor Information Centre
- 70,000 Official Visitor Guides distributed

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- 58,000 unique visitors to [visitALBURYWODONGA.com](http://visitALBURYWODONGA.com), up by 16% during 2012
- Domestic visitor nights increased by 11.2%
- Tourism injected \$525M into the local economy
- International visitor nights increased by 32.3%
- 101 tourism businesses participated in the 2012/13 Tourism Partner Program; a growth of 3.6%

### Domestic Overnight Visitors

418,000 domestic overnight visitors came to Albury in 2012, staying for 1,142,000 nights. Of these visitors:

- 127,000 were here for holiday and leisure purposes and stayed an average 2.33 nights.
- 168,000 were visiting friends and relatives and stayed an average 3.29 nights.
- 94,000 were here for business and stayed an average 2.55 nights.
- 31,000 were here for other reasons and stayed an average 1.75 nights.

Domestic overnight visitors form the backbone of Albury's tourism industry. Over a third of visitors come to see friends and relatives, while approximately 35 - 40% are holiday travellers.

While the number of overnight visitors to Albury has remained steady, visitor nights have increased from 1,027,000 nights in 2011 to 1,142,000 in 2012. These results are particularly encouraging for the AlburyCity Tourism team as the objective to increase visitation, spend and length of stay is a key goal identified in the 2010-13 Tourism & Destination Marketing Strategy.

### Domestic Daytrip Visitors

Domestic day trippers include anybody who travelled a distance of at least 50 kilometres from their home to visit Albury; this may include visitors from Beechworth, Wagga, Corowa and other nearby destinations.

Of the estimated 671,000 day trip visitors who travelled to Albury over the last twelve months:

- 311,000 came for holiday and leisure purposes.
- 126,000 visited friends and relatives.
- 57,000 were in the City on business.
- 177,000 visited for other reasons.

Albury experienced a drop (6%) in the number of day trip visitors when compared to 2011. It should be noted that in 2011 this figure had increased by 65% compared with 2010. The drop in day trip visitors may be a reflection of a healthier economy in which Australians are more confident to participate in overnight holidays instead of day trips. This was reflected in the increase in the length of stay of overnight visitors.

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### International Overnight Visitors

Of the 11,517 international overnight visitors who travelled to Albury in 2012:

- 6,050 visited for holiday and leisure.
- 2,711 came to the City to visit friends and family.
- 1,734 were on business.
- 1,022 came for other reasons (including education and employment).

Interestingly, the number of international visitors to Albury during 2012 dropped by 31.1% when compared to the previous year however, the number of nights international visitors spent in Albury grew by 32.3%. While international visitors only account for 2.76% of total visitors to Albury, this market does present opportunity for growth.

### Financial Impact

The financial impact of tourism activity in Albury Wodonga was examined using spending and visitor data from TRA and REMPLAN Regional Economic Modelling Software.

The key financial findings are:

| ECONOMIC IMPACT OF TOURISM IN ALBURY |  |                                   |                  |
|--------------------------------------|--|-----------------------------------|------------------|
| Visitor Type                         | Visitor Numbers/Nights                         | Average Daily Spend \$ (Dec 2012) | Visitor Impact   |
| Domestic Overnight                   | 1,142,000 (nights)                             | \$127 <sup>^1</sup>               | \$145.0M         |
| Domestic Daytrip                     | 671,000 (visitors)                             | \$129 <sup>^1</sup>               | \$86.6M          |
| International Overnight              | 189,701 (nights)                               | \$93 <sup>^2</sup>                | \$17.6M          |
| <b>Direct Tourism Impact</b>         | As determined using REMPLAN, ABS and TSA data. |                                   | <b>\$281.07M</b> |
| <b>Indirect Tourism Impact</b>       |  |                                   | <b>\$243.93M</b> |
| <b>Total</b>                         |  |                                   | <b>\$525M</b>    |

The \$281.07 million direct tourism impact calculated above was further analysed using REMPLAN Economic Modelling Software and Australian Bureau of Statistics (ABS) Tourism Satellite Account (TSA) data to determine that the indirect tourism impact is \$243.93 million.

Albury Wodonga's Gross Regional Product (GRP) as at December 2012 was \$4.76 billion. This financial analysis and REMPLAN's Regional Economic Modelling Software were also used to calculate the employment impact of tourism in Albury Wodonga. It is estimated that 1,851\* direct jobs were supported by the tourism industry. A further 925\* people were indirectly employed as a result of industry activity, bringing the overall number of business owners and employees to 2,776\*.

When taking into account the population multiplier (partners and children) of 2.7 persons per business owner or employee, a total of 7,495 people were supported by tourism.

\* These positions are not full time equivalent (FTE)

<sup>^1</sup> Travel to the Murray region – Albury Wodonga' (YE December 2012) report, Tourism Research Australia

<sup>^2</sup> 'Travel to NSW' (YE December 2012) report, Tourism Research Australia

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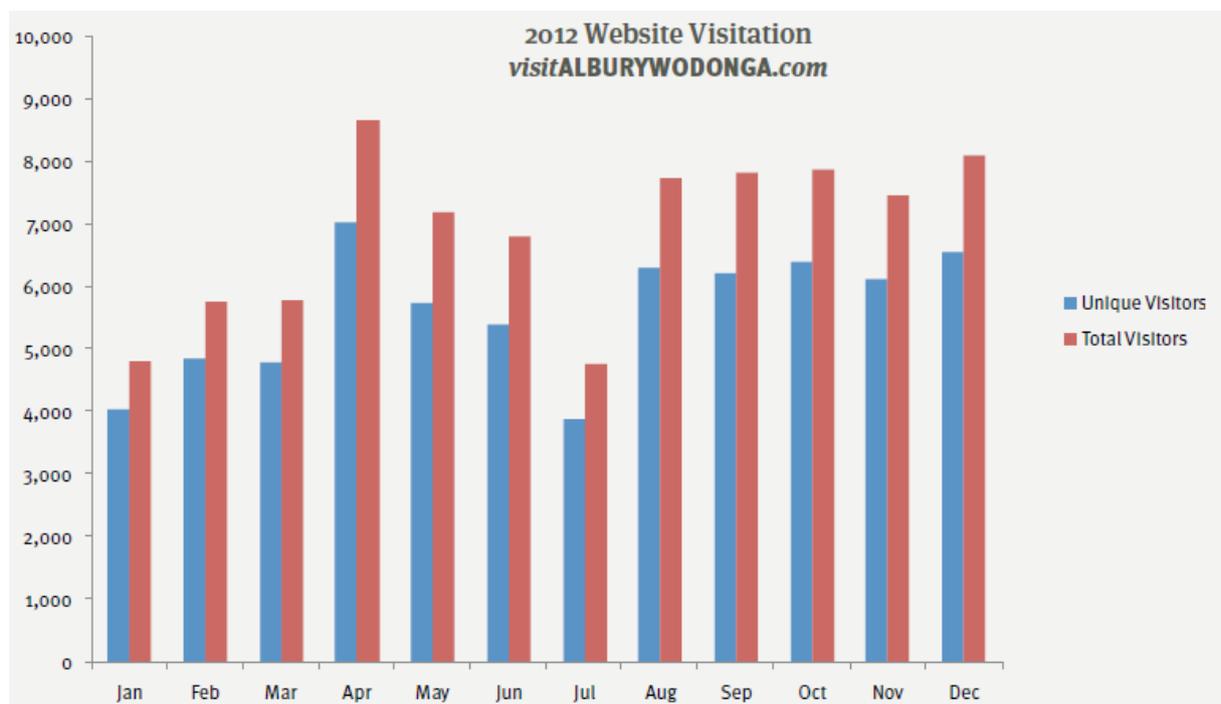
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### Visitor Information Centre

Key Visitor Information Centre results for the period 1 January 2012 – 31 December 2012 include:

- [visitALBURYWODONGA.com](http://visitALBURYWODONGA.com) received nearly 58,000 unique visitors during the year. Visitation to the website peaked during April 2012 and again during December. The peak in April can be attributed to the start of our Google AdWords campaign, ANZAC Day and a visit from the Southern Aurora train, while December's visitation was a result of travellers (likely to be those with school aged children) seeking information on things to do and see, general events in the region and accommodation options.
- A Google AdWords campaign began in April 2012 in order to build traffic to [visitALBURYWODONGA.com](http://visitALBURYWODONGA.com). Through website analytics, the campaign has demonstrated its ability to improve growth in visitation to the website.



- The Visitor Information Centre (VIC) has built a strong and reliable Twitter account over the past 12 months. Tweets efficiently promote local events, partner and tourism products as well as disperse local information when relevant (such as fire warnings). As of 1 January 2012, the @visitAW account had 57 followers which grew to 467 by 31 December 2012. The large increase in Tweeter followers resulted in annual growth of 719%.
- During 2012 the Albury Visitor Information Centre (AVIC) serviced approximately 20,000 walk-in visitor groups, 3,200 telephone and email visitor enquiries, and over 800 industry enquiries. These enquiries reflect the number of service units i.e. individuals or groups provided with one-on-one customer service.
- Feedback from Tourism Partners, visitors and other tourism operators has been excellent, with numerous letters of appreciation received over the past twelve months.

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- For the period 1 January 2012 to 31 December 2012, over \$57,000 in direct accommodation bookings were made with Tourism Partners (ie. where an accommodation provider is phoned and a booking made on behalf of a visitor to the AVIC). During the past calendar year, direct bookings decreased by almost 13%. The decrease in bookings may be a reflection on the increasing trend of travellers accessing information and making bookings via smart phones and tablets while travelling rather than utilising VIC services.

Note: AlburyCity does not charge a commission for bookings. It is important to note that this value does not reflect where a visitor opts to arrange their own booking, in which case AVIC staff generally make two or three property recommendations that they believe meet the visitor's needs, expectations and budget.

### **Risk**

The visitation statistics contained in this report are based on sample data collected by Tourism Research Australia (TRA) and therefore provide an indication of visitor trends rather than actual performance measures. TRA collects survey data from 120,000 domestic and 20,000 international travellers each year. For example, while the number of domestic daytrip business travellers has decreased from 87,000 in 2011 to 57,000 in 2012, a component of this decrease may be associated with statistical variance rather than actual market contraction.

### **Community Engagement**

A copy of the 2013 Albury Tourism Monitor has been included (*Attachment 1*) for Councillor's information.

The 2013 Albury Tourism Monitor will be available in both electronic and hardcopy format. A brief summary will be distributed to all Albury Tourism Partner Program members and major tourism and business organisations in Albury. They will also be invited to obtain an electronic copy of the full report using AlburyCity's Economic Development Online Subscription Service or request a hardcopy from the Economic Development and Tourism Team.

The 2013 Albury Tourism Monitor is available as a download from the AlburyCity or visitALBURYWODONGA.com websites by visiting [www.alburycity.nsw.gov.au/ecodevreports](http://www.alburycity.nsw.gov.au/ecodevreports) or [www.visitalburywodonga.com/for-tourism-partners/become-a-partner](http://www.visitalburywodonga.com/for-tourism-partners/become-a-partner).

### **Conclusion**

The effect of tourism is not limited to the Accommodation, Cafes and Restaurants, Retail and Personal Services sectors; the indirect financial and employment benefits filter through to all but a few industries.

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For almost four years, AlburyCity has been actively working to increase industry's contribution to the sustainable growth and development of Albury and the region. Significant work has also been undertaken to consolidate the [visitALBURYWODONGA.com](http://visitALBURYWODONGA.com) brand required for effective marketing and promotion of the area, actively drive growth in the conference, business, sports and recreation events market and provide high quality visitor information services and experiences.

The release of the third Albury Wodonga Official Visitors Guide and associated collateral, and the conversion of [visitALBURYWODONGA.com](http://visitALBURYWODONGA.com) to a mobile website in readiness for the 'Albury CBD Historic Building Walking Tour App', are clear examples of how AlburyCity is working with industry, key stakeholders and the general public to increase visitation, length of stay and spend to the region.

The support of local and regional businesses, reflected in the growth of participation in the Tourism Partner Program, is an indication that we are continuing in the right direction. The key findings from the *2013 Albury Tourism Monitor*, most notably the increase in the number of overnight visitors, is also a positive sign that Albury's reputation as one of Australia's leading regional destinations is continuing to build.

Given our focus on continuous improvement and growth in visitation yield we recognise there is still more work to do, however to date, feedback from industry and visitors has been very positive. We look forward to continuing to work toward the achievement of longer term objectives identified in the Albury 2030 Community Strategic Plan, and the 2013-2016 Destination Management Plan, currently being finalised.

### **Recommendation**

That the Committee recommends to Council that Council receive and note this report.

- **Attachment**
  1. 2013 Albury Tourism Monitor.

**PDC 7 – GENERAL BUSINESS**