



Contact: Graham Judge
Phone: 02 6229 7906
Fax: 02 6229 7901
Email: graham.judge@planning.nsw.gov.au

Our ref: 11/13799-1

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

Dear Mr Zaknich

Planning Proposal PP_2011_ALBUR_003_00 – Gateway Determination alteration

I refer to your request on 10 September 2013 seeking an endorsement of the alteration to the Planning Proposal PP_2011_ALBUR_003_00 to rezone approximately 168 hectares of land at Riverina Highway, Thurgoona to R1 General Residential Zone with 450 m2 MLS, R2 Low Density Residential Zone with 2,500 m2 MLS and RU2 Rural Landscape Zone with 100 ha MLS.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the Environmental Planning and Assessment Act, 1979, to amend the Gateway Determination dated 13 September 2011 for PP_2011_ALBUR_003_00.

The Gateway Determination is amended to rezone the land as described in the Council's Planning Proposal dated September 2013 prepared by Blueprint Planning & Development Pty Ltd.

I am also satisfied that Council has complied with condition 3 of the Gateway Determination based on Council's response to the consultation with relevant agencies and bodies. Council may now proceed to community consultation with the revised planning proposal.

Council should aim to commence the exhibition of the Planning Proposal within four weeks from the week following this revised determination. Council's request for the Department to draft and finalise the LEP should be made six weeks prior to the projected publication date.

If you have any questions in relation to this matter, please contact Graham Judge of the Department of Planning and Infrastructure's Queanbeyan Office on 02 6229 7906.

Yours sincerely

**Brett Whitworth
Regional Director
Southern Region**

Planning Operations and Regional Delivery

12 September 2013



Amending Gateway Determination

Planning Proposal (Department Reference: PP_2011_ALBUR_003_00) to rezone approximately 168 hectares of land at Riverina Highway, Thurgoona to R1 General Residential Zone and RU2 under Albury Local Environmental Plan 2010.

I, the Regional Director, Southern Region, of the Department of Planning and Infrastructure as a delegate of the Minister of Planning and Infrastructure, have determined under section 56(7) of the EP&A Act to alter the Gateway Determination dated 13 September 2011 for the proposed amendment to Albury Local Environmental Plan 2010 as described as follows:

Delete;

“Planning Proposal (Department Ref: PP_2011_ALBUR_003_00): to rezone 168 hectares of land at Riverina Highway, Thurgoona, to R1 General Residential Zone and RU2 Rural Landscape Zone.

I, the Deputy Director General, Plan Making & and Urban Renewal as a delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to Albury Local Environmental Plan 2010 to rezone 168 hectares of land at Riverina Highway, Thurgoona, to R1 General Residential Zone (150.6 hectares) with a minimum lot size of 450 square metres; and RU2 Rural Landscape Zone (17.4 hectares) with a minimum lot size of 100 hectares should proceed subject to the following conditions:”

And replace with:

“Planning Proposal (Department Ref: PP_2011_ALBUR_003_00): to rezone 168 hectares of land at Riverina Highway, Thurgoona, to R1 General Residential Zone, R2 Low Density Residential Zone and RU2 Rural Landscape Zone.

I, the Deputy Director General, Plan Making & and Urban Renewal as a delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to Albury Local Environmental Plan 2010 to rezone 168 hectares of land at Riverina Highway, Thurgoona, to R1 General Residential Zone (103.2 hectares) with a minimum lot size of 450 square metres; R2 Low Density Residential Zone with a minimum lot size of 2,500 square metres (47.4 hectares) and RU2 Rural Landscape Zone (17.4 hectares) with a minimum lot size of 100 hectares should proceed subject to the following conditions:”

Dated

Day of

September

2013

Brett Whitworth

Regional Director

Southern Region

Planning Operations & Regional Delivery

Department of Planning and Infrastructure