

29 July 2010

Mr Mark Parker
Acting Regional Director
Department of Planning - Southern Region
Level 2, State Government Offices
84 Crown Street
WOLLONGONG NSW 2520

Dear Sir

Subject: Planning Proposal - Land Rezoning, Riverina Highway, Thurgoona

At the Ordinary Council meeting held on Monday, 25 July, 2011, Council resolved to endorse a Planning Proposal that seeks to amend *Albury Local Environmental Plan 2010* (ALEP 2010) as it relates to land located south of the Riverina Highway, Thurgoona (subject land). Council also resolved to forward the Planning Proposal to the NSW Department of Planning and Infrastructure and request the issue of a Gateway Determination.

As part of the ALEP 2010 plan making process, the subject land was deferred to allow for the preparation of detailed studies into its residential development potential. These detailed studies have now been carried out as a separate Planning Proposal which has concluded that the subject land is mostly unconstrained and capable of being further developed for residential purposes.

Consequently, the Planning Proposal seeks to amend the Land Zoning Map and Lot Size Map of ALEP 2010 to primarily allow for conventional residential outcomes to be achieved. It is however noted that the Planning Proposal also provides for the creation of additional rural zoning and associated lower densities where land has been identified as unsuitable for normal urban development.

The Planning Proposal responds to previous submissions and representations made during the public exhibition of ALEP 2010 and is consistent with *Albury Land Use Strategy 2007* recommendations that seek to, amongst other things, accommodate long term strategic growth and urban expansion of the existing Albury urban area.

The Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning publications *A Guide to Preparing Planning Proposals* and *A Guide to Preparing Local Environmental Plans*.



AlburyCity requests a Gateway Determination on the Planning Proposal from the Minister for Planning in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*. Please find enclosed a copy of the Officers report to Council's Planning and Development Committee, Council resolution and the Planning Proposal.

The proposed ALEP 2010 amending maps are currently being prepared and will be forwarded under separate cover.

If you have any queries regarding the Planning Proposal, please contact Council's Senior Strategic Planner, Chris Graham on (02) 6023 8148 or cgraham@alburycity.nsw.gov.au.

Yours faithfully



Michael Keys
Director
Planning and Environment

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1. Council Meeting Minutes from Meeting held 25 July 2011 (including Council resolution)
2. Item 6A – Officers Report to Planning and Development Committee Meeting held 11 July 2010 - Albury Local Environmental Plan 2010 – Planning Proposal: Land Rezoning – Riverina Highway, Thurgoona (July 2011);
3. Planning Proposal: Land Rezoning – Riverina Highway, Thurgoona (July 2011).