

2 March 2011

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

Dear Sir

Subject: Planning Proposal – North of Perryman Lane & Table Top Road, Table Top

At the Ordinary Council meeting held on Monday 28 February 2011, AlburyCity resolved to forward a Planning Proposal to the Department of Planning to amend *Albury Local Environmental Plan 2010* (ALEP 2010) as it relates to the Land Use Zoning and Minimum Lot Size applicable to land located North of Perryman Lane and Table Top Road, Table Top. The Planning Proposal seeks to amend the Land Use Zoning and Minimum Lot Size over the subject land from RU1 Primary Production Zone and 100ha to RU4 Rural Small Holdings Zone and 40ha respectively.

The Planning Proposal responds to previous submissions and representations made during the public exhibition of ALEP 2010 that primarily seeks a change in land use zoning and a reduction in the minimum lot size as it applies to the subject land in recognition of existing land fragmentation, the onset of climate change, the pressures of declining terms of trade, the absence of an irrigated water supply, independent agronomist advice and anecdotal feedback that suggests that existing farming practices are no longer sustainable.

The Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning's *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.



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



David Christy
Acting Director
Planning and Environment

encl

1. Council Meeting Minutes from Meeting held 28 February 2011 (including Council resolution)
2. Item 6A – Officers Report to Planning and Development Committee Meeting held 14 February 2010 - Albury Local Environmental Plan 2010 – Planning Proposal – North of Perryman Lane and Table Top Road, Table Top;
3. Planning Proposal – Amendment to Albury Local Environmental Plan 2010 – North of Perryman Lane and Table Top Road, Table Top.