

29 July 2013

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

Attention: Graham Judge

Dear Sir

**Subject: Planning Proposal – Proposed land use zone transfer
Part Lot 757, DP 1186094, Fairway Gardens Estate, Thurgoona**

At the Ordinary Council meeting held on Monday 22 July 2013, AlburyCity resolved to forward a Planning Proposal (attached) to the NSW Department of Planning & Infrastructure to amend *Albury Local Environmental Plan 2010* (ALEP 2010) as it relates to a transfer in land use zoning in Fairway Gardens Estate, Thurgoona (being part Lot 757 DP 1186094) 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.

This Planning Proposal is supported on the basis that it, 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.

AlburyCity has also endorsed an Addendum to the Planning Proposal (attached) that identifies and commits the Proponent to further works on a nearby Council drainage reserve to assist and facilitate Planning Proposal commitments in relation to habitat corridor outcomes. It is anticipated that this Addendum provides both transparency and certainty to surrounding land owners and the wider community in relation to the mechanism by which such works will be carried out.

The attached 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* (October 2012) and *A Guide to Preparing Local Environmental Plans* (April 2013).



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

Team Leader Town Planning
Planning and Environment

encl.

1. Council Meeting Minutes from Meeting held Monday 22 July 2013 (including Council resolution)
2. Report to Planning and Development Committee Meeting held Monday 8 July 2013 – Report 6B – Albury Local Environmental Plan 2010 – Planning Proposal: Proposed Land Use Zone Transfer – Fairway Gardens Estate, Thurgoona;
3. Planning Proposal: Proposed land use zone transfer – Fairway Gardens Estate, Thurgoona (part Lot 757 DP 1186094) dated July 2013.
4. Addendum to Planning Proposal: Proposed Land Use Zone Transfer – Fairway Gardens Estate, Thurgoona.