

3 November 2016

Regional Director
Department of Planning & Infrastructure - Southern Region
PO Box 5475
WOLLONGONG NSW 2520

Attention: Graham Judge

Dear Sir

Subject: Planning Proposal: Rezoning of land in Table Top and Splitters Creek

At the Ordinary Council meeting held on Monday 24 October 2016, AlburyCity resolved to forward a Planning Proposal (enclosed) to the NSW Department of Planning & Environment (NSW DPE) to amend *Albury Local Environmental Plan 2010* (ALEP 2010) by rezoning land in Table Top and Splitters Creek to implement the settlement recommendations from the Council adopted and NSW DPE endorsed *Rural Lands Strategy for Table Top and Splitters Creek (December 2015)* (RLS).

The RLS provides a systematic and documented investigation of both Splitters Creek and Table Top to inform and substantiate recommendations relating to settlement pattern, service infrastructure (including utilities and transport) and staging.

In making these recommendations, the RLS took into consideration the following:

- Future long term urban development opportunities;
- Identification and retention of land for suitable agricultural pursuits;
- Maintaining a supply of sufficient land in appropriate locations for rural lifestyle housing that does not compromise future long term development potential, safeguards existing and ongoing agricultural pursuits, respects natural physical constraints, responds to natural hazards and respects environmental values;
- Coordinated, efficient and sustainable provision and use of necessary infrastructure;
- Identification and resolution of any existing and future potential land use conflicts; and
- Delivery of a safe, efficient and integrated transport network.

The purpose of the RLS was to inform future planning decisions and provide the framework for statutory planning controls, which will give local communities, developers and investors greater certainty and confidence about future development in Table Top and Splitters Creek.

In summary, the RLS has identified, and by extension this Planning Proposal, seeks to implement opportunities for rural lifestyle and large lot residential development, whilst protecting productive agricultural pursuits and preserving future urban development opportunities.



The attached Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and NSW DPE *A Guide to Preparing Planning Proposals* and *A Guide to Preparing Local Environmental Plans*. Likewise, all mapping associated with the Planning Proposal has been prepared in accordance with NSW DPE *Standard Technical Requirements for LEP Maps (Version 2.0)*, November 2012 and *Standard Technical Requirements for Spatial Datasets and Maps (Version 1.0)*, 30 November 2015.

Accordingly, AlburyCity requests a Gateway Determination on the Planning Proposal from the Minister for Planning in accordance with Section 56 of the EP&A Act. Please find enclosed a copy of the Council resolution and Planning Proposal report.

It is also requested that AlburyCity receive written authorisation to exercise delegation and the functions of the Minister for Planning under Section 59 of the EP&A Act.

AlburyCity considers the planning proposal to be not a 'low impact proposal', and accordingly, for the purposes of public exhibition would be seeking a public exhibition period for a minimum of 28 days (applicable to all other planning proposals).

Please find enclosed a copy of the Officers Report to Council, Council resolution, the Planning Proposal and associated LEP mapping, evaluation criteria for delegation of plan making functions to assist NSW Department of Planning and Environment deliberations on this matter.

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 & Environment

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1. Council Meeting Report held Monday 10 October 2016 – Item PDC7-3 – Albury Local Environmental Plan 2010 – Planning Proposal: Rezoning of land in Table Top and Splitters Creek;
2. Extract from Minutes of the Council Meeting held 24 October 2016 – Item 7-3 (including Council resolution);
3. Planning Proposal – Rezoning of land in Table Top and Splitters Creek (September 2016);
4. Attachment 4 – Evaluation Criteria for the Delegation of Plan Making Functions; and
5. Map Cover Sheet & Draft LEP Maps.