

CM14.2. Thurgoona Wirlinga Planning Proposal

Purpose

The purpose of this report is to seek Council endorsement to:

- a. proceed to a 'gateway determination' for the Planning Proposal: 'Amendment to Albury Local Environmental Plan 2010 (Albury LEP 2010) – Thurgoona Wirlinga' (the Planning Proposal); and if the 'gateway determination' deems the Planning Proposal is ready for exhibition; and
- b. publicly exhibit the Planning Proposal in accordance with any 'gateway determination' conditions, concurrently with the associated draft Amendment to Part 19 of the Albury Development Control Plan 2010 (Albury DCP 2010) relating to the Thurgoona Wirlinga Precinct (the DCP amendment).

The Planning Proposal and DCP amendment seek to rezone land, update development standards and introduce new planning controls to give effect to the 2025 Thurgoona Wirlinga Precinct Structure Plan (2025 TWSPS).

Section 3.34 of the *Environmental Planning & Assessment Act 1979* (EP&A Act 1979) requires Council to seek a 'gateway determination' from the Planning Minister and Public Spaces via the Department of Planning, Housing and Infrastructure (DPHI) to publicly exhibit the Planning Proposal. Exhibiting the associated DCP amendment concurrently with the Planning Proposal will:

1. provide efficiency in the progression of the proposed amendments; and
2. provide clarity about the suite of proposed amendments within one exhibition process.

Given the nature of the Planning Proposal, through 'gateway determination', Council will seek that the DPHI (rather than Council) exercise the delegation of all the functions under Section 3.36 of the EP&A Act 1979 as the Local Plan Making Authority (LPMA).

Summary

Following the adoption of the 2025 TWSPS in December 2025, a Planning Proposal (refer Attachment 1) and draft Albury DCP 2010 amendment (refer Attachment 2) have been prepared to give effect to the 2025 TWSPS.

The Planning Proposal seeks to amend the Albury LEP 2010 to:

- update the land use zones, minimum lot sizes, planning provisions (eg. dwelling density and height of buildings) and associated maps to facilitate the land use framework set out in the 2025 Structure Plan; and
- enable new commercial development within designated urban centres, encourage increased housing densities and typologies and facilitate new public open spaces and social infrastructure such as community facilities and active transport links.

The DCP amendment seeks to amend the Albury DCP 2010 Part 19 to:

- give effect to the 2025 Structure Plan by establishing effective planning controls to guide development within the Thurgoona Wirlinga Precinct;
- introduce urban design principles to facilitate well designed urban centres;
- support increased housing density and diversity;
- safeguard the amenity of residential areas by managing the interface between higher-intensity development and low-density housing; and
- protect sensitive environmental features, scenic hillsides, and adjacent agricultural land from potential adverse impacts associated with urban intensification and urban to rural transition.

Recommendation

That Council:

- a. receives and notes the contents of this report;
- b. endorses the progression of the Planning Proposal to a 'gateway determination';
- c. endorses the progression of the Planning Proposal for exhibition in accordance with any gateway conditions; and
- d. endorses the progression of the draft Amendment to Part 19 of the Albury DCP 2010 to public exhibition, concurrently with the Planning Proposal.

Issues

Background

The Thurgoona Wirlinga area has been identified as a key growth area since the late 1970s, and the precinct continues as the primary growth area for Albury. The precinct's population is growing at approximately 5% per annum. The 2024 estimated residential population for the Thurgoona Wirlinga growth area was 13,154.

The area was identified within the 2013 TWPSP which was recently reviewed to reflect the significant change which has occurred in the last decade, for example: revised planning policies, updated strategies, new construction projects, contemporary approaches to greenfield development, and evolving community and stakeholder aspirations.

Many of the principles remain relevant and were carried across to the 2025 TWPSP which was adopted on 8 December 2025 as the guiding land use framework for the precinct.

The 2025 TWPSP provides:

- a clear urban structure for approximately 40 to 50 years of growth;
- a hierarchy of centres and neighbourhoods;
- a connected movement network;
- environmental protection and landscape corridors; and
- a staging plan and action plan.

While the 2025 TWPSP provides strategic direction, the Albury LEP 2010 and Albury DCP 2010 are the tools which provide the performance criteria to support Council's decision making on development applications. The 2025 TWPSP identifies the preparation of a Planning Proposal and DCP amendment

as important actions to give effect to the TWSP and provide guidance on decision making for development in the precinct.

Previous Consultation

The 2025 TWSP was informed by an extensive community and stakeholder consultation program over two years and included background investigations, a discussion paper, and the exhibition of the draft updated TWSP.

Planning Proposal

The Planning Proposal is required to amend the Albury LEP 2010. It proposes to update land use zones, minimum lot sizes, planning provisions and associated maps in the precinct to facilitate the land use framework set out in the 2025 TWSP.

More specifically the Planning Proposal seeks to facilitate the following outcomes.

- Increase the precinct's capacity for housing by enabling 14,000 to 19,000 new dwellings to service a population up to 50,000 additional people over the next 40 to 50 years.
- Enable the development of two new commercial centres and three local village centres, expected to provide around 55,000m² of commercial floorspace to support local employment and services.
- Integrate new public open spaces and community infrastructure.
- Encourage greater housing diversity and choice by promoting medium density residential development around commercial centres.
- Provide a sensitive transition to adjoining rural lands, arterial roads and the Australian Defence Force (ADF) site.
- Enhancing green networks, and woodland and wetland habitat features.
- Protect sensitive environmental features, scenic hillsides, and adjacent agricultural lands from the potential impacts of urban intensification.

Summary of changes to **land use zones** in the Planning Proposal

Item / Zone	Summary
Employment zones (E1 and E2) for urban centres	• Introduces E1 Local Centre zone for the three Village Centres identified in the 2025 TWSP. • Introduces E2 Commercial Centre zone for two Major Neighbourhood Centres identified in the 2025 Structure Plan. • Rezones the existing centre at Shuter Ave and Diamond Drive from E1 Local Centre zone to E2 Commercial Centre zone to strengthen the role of the commercial centre for business, retail, community and cultural activity.
Mixed Use zone (MU1)	• Introduces the MU1 Mixed Use zone to two areas adjacent to the Major Neighbourhood Centres (MNCs) identified within the 2025 TWSP. More specifically:

Item / Zone	Summary
	○ A small mixed-use area to the north of the MNC3 (Wirlinga Centre) supports the centre and extends it towards Local Sport Ground 3 (LSG3), providing addition employment land and encouraging pedestrian movement and connection between the sportsground and this centre. ○ A small mixed-use area to the west of MNC2 (Thurgoona South Centre) supports the centre and recognises the prominent Kerr Road and Riverina Highway intersection.
Medium Density Residential (R3)	• Introduces R3 Medium Density Residential zones around the Major Neighbourhood and Village Centres identified in the 2025 Structure Plan.
Low Density Residential (R2) and Large Lot Residential (R5)	• Introduces R2 Low Density Residential zone in the east of the precinct to facilitate a transition between urban and rural land use. • Revises the areas of existing R1 General Residential and R5 Large Lot Residential zones in the east of the precinct.
Recreation zone (RE1) for Sportsgrounds and District Parks	• Introduces RE1 Public Recreation zone to reflect land identified for future sportsgrounds and district parks identified in the 2025 TWSPSP.
Productivity Support zone (E3)	• Introduces E3 Productivity Support zone at the northern boundary of the ADF landholding to buffer surrounding residential development from activities on the ADF landholding.
Environmental Living (C4)	• Introduces C4 Environmental Living zone to the south-east of Bells Travelling Stock Reserve to protect the environmental integrity of Bells Travelling Stock Reserve.
Other minor zone adjustments	• Other minor zone adjustments to accommodate the above zone changes and to align zones with property boundaries.

Table 1 – Summary of key zoning changes (refer Planning Proposal in Attachment 1 for full details)

The extent of these proposed zoning amendments is shown in Figure 3 in the Planning Proposal in Attachment 1.

Summary of Albury LEP 2010 amendments in the Planning Proposal

Key element	Summary
Minimum Lot Size Map	• Update the Minimum Lot Size map to align with the proposed land use zoning. • No minimum lot size is proposed for the E1 Local Centre, E2 Commercial Centre, MU1 Mixed Use and R3 Medium Density Residential zones to encourage housing diversity and variety and noting the introduction of Minimum Dwelling Density provisions. • 2,000m² or 2,500m² minimum lot size for the R2 Low Density Residential zone.

Key element	Summary
	• 2ha or 20ha minimum lot size for the C4 Environmental Living zone (south-east of Bell's Travelling Stock Reserve). • Retains the existing 450m² minimum lot size in the R1 General Residential zone.
Land Reservation Acquisition (LRA)	• Updates the Land Reservation Acquisition Map to identify the new district parks, and local and district sports grounds for future acquisition.
Minimum Dwelling Density	• Introduces minimum dwelling density provisions to ensure efficient and sustainable land use and diverse housing outcomes. • Proposes 15 dwellings per hectare for the R3 Medium Density Residential zone that applies to Village Centre Residential land (2025 TWPSP). • Proposes 20 dwellings per hectare for the R3 Medium Density Residential zone that applies to MNC Residential land (2025 Structure Plan).
Height of Building	• Introduces maximum Height of Building controls to the following zones in the precinct: ○ 16m for E1 Local Centre; ○ 20m for E2 Commercial Centre; ○ 16m for MU1 Mixed Use; ○ 12m for R3 Medium Density Residential zone that applies to Village Centre Residential land (2025 TWPSP); and ○ 16m for R3 Medium Density Residential zone that applies to MNC Residential land (2025 TWPSP).
Urban Release Area (URA)	• Amends the URA map to more accurately identify the undeveloped areas in the precinct. This includes the undeveloped land in the north-west of the Thurgoona Wirlinga Precinct (typically north of Ettamogah Road).
Additional LEP clauses for land to be zoned E3 Productivity Support	• Introduces the land to be zoned E3 Productivity Support to clause 7.11 and 7.14 under the Albury LEP 2010 which will require: ○ the preparation of a precinct-specific DCP to further guide development in this area. ○ maximum Gross Floor Area (GFA) for specified business-related uses in this area to preserve the retail hierarchy of the LGA.

Table 2 – Additional Albury LEP 2010 Amendments (refer to Planning Proposal in Attachment 1 for complete list)

Timeline for completing the Planning Proposal

It is anticipated that the Planning Proposal is finalised by late 2026/early 2027. Section 9 of the Planning Proposal (refer Attachment 1) includes an indicative project timeline with stages and tasks identified to implement the Planning Proposal and complete the Albury LEP 2010 Amendment process.

DCP Amendment Part 19

The draft Amendment to Part 19 of the Albury DCP 2010 (**Appendix A**) has been informed by site and feasibility analysis, and will:

1. support the Planning Proposal to amend the Albury LEP 2010; and
2. replace the existing Albury DCP 2010 Part 19.

The draft DCP amendment:

- gives effect to the 2025 Structure Plan by:
 - establishing urban design principles for urban centres and housing density and diversity; and
 - introducing effective planning controls to guide development within the precinct;
- supports the increase of housing supply by encouraging higher-density housing and more diverse residential options, near key services and infrastructure;
- safeguards the amenity of residential areas by managing the interface between higher-intensity development and low-density housing; and
- protects sensitive environmental features, scenic hillsides, and adjacent agricultural land from potential adverse impacts associated with urban intensification and urban to rural transition.

The draft DCP introduces the following content:

New Content	Summary
Infrastructure Sequencing and Development Staging	Ensures development proceeds in an orderly and efficient sequence aligned to the efficient delivery of supporting infrastructure.
Transport and street network	Establishes a road hierarchy and permeable network of streets that promote safe, efficient and sustainable movement for all users.
Biodiversity and Riparian Corridors	Strengthens policy to protect, maintain and improve the biodiversity values and functions of watercourses, riparian corridors and open space.
Bushfire Management	Strengthens policy to minimise risk to life, property and the environment in the event of bushfire, including the lives of emergency personnel.
Flood Risk Management	Strengthens policy to minimise flood risk to life and property associated with the use and development of land.
Aboriginal Heritage	Ensures Aboriginal Heritage is recognised, protected and celebrated in the community.
Safeguarding, noise and vibration	Introduces policy to minimise the impact of existing and future noise and vibration sources on surrounding land uses.
Development in proximity to Defence site	Introduces policy to ensure building design responds to the security requirements of the Defence Establishment in Wurlinga and minimises overlooking of sensitive operations undertaken in the Defence Establishment

New Content	Summary
Urban to rural transition	Introduces policy to preserve the character and landscape setting of the Thurgoona Wirlinga Precinct
Residential Development on Sloping Land	Introduces policy to ensure good amenity for residents through high quality design of buildings and private open space.
Earthworks/Retaining walls	Introduces policy to ensure that earthworks do not significantly impact local drainage patterns or increase flooding impacts.
Deep Soil	Introduces policy to ensure development provides deep soil areas to ensure the optimal long term health of trees, plants, vegetation and contribute to the overall tree canopy target for the precinct.
Tree Canopy	Introduces policy to ensure development contributes to the 30% tree canopy target established in the Albury Urban Forest Strategy and ensure opportunities for increased tree canopy cover are provided.
Open Space	Introduces indicative concept sketches for sportsgrounds.
Urban Centres	- Introduces indicative concept sketches for urban centres. - Introduces controls for streetscape, building design, access, and other matters requiring response to the local landscape.

Council Resolution - TWSPSP

At the Council meeting on 8 December 2025, the Council resolved to adopt the TWSPSP as follows:

- d) *ensures that the amendment to Albury DCP 2010 to incorporate the Thurgoona Wirlinga Precinct Structure Plan 2025 includes a clear requirement that all identified Green/Blue network corridors (which incorporate a linear park with an adjacent waterway/environmental land) have a minimum width of 100 metres.*

This has been addressed in the draft Albury DCP 2010 Part 19.4.4 Control 4, as follows:

4. *The identified Blue-green corridors in Figure 19-8 (which incorporate a linear park with an adjacent waterway/environmental land) must have a minimum width of 100 metres.*

Risk

- Business Risk** – failure to endorse the Planning Proposal to proceed to ‘gateway determination’ will delay the implementation of the 2025 Structure Plan. The Planning Proposal is the mechanism for amending land use zoning, introducing planning controls and providing clarity on Council’s decision-making parameters for development applications. Any delays will impact the timing and delivery of housing, services and infrastructure.

In addition, this work has been funded by the State Government under the Regional Strategic Housing Fund which expects the delivery of new housing supply. Any delays to the progress of this work impacts Council’s ability to achieve contractual obligations in the acquittal of the project. Council has an exceptional reputation for succeeding in grant applications for strategic

planning work however this would be eroded if the current funding could not be acquitted on time and may hinder the success of future grant applications.

- **Corporate Risk** – the implementation of the 2025 TWSP via the Planning Proposal and draft DCP amendment is critical in providing a level of certainty to developers to make decisions to invest, build and deliver housing, retail, commercial development and other infrastructure in the Thurgoona Wirringa Precinct.

Any delays to this work could undermine Council's ability to deliver coordinated land use, housing, transport, and open space outcomes to support sustainable growth.

- **WHS and Public Risk** – there are no WHS and public risk issues identified.
- **Environmental Risk** – the Thurgoona Wirringa precinct includes distinct riparian, woodland and wetland habitats which provide unique and diverse habitat for a range of species. The presence of these species and habitats poses challenges and opportunities for urban development.

The Planning Proposal reflects the various environmental aspects including biodiversity, conservation, natural hazards, bushfire and flood-aware land use planning, Aboriginal and European heritage, and land contamination. Any delays to this work expose environmental assets to unintended consequences of development.

- **Four Year Delivery Program and General Program Risk** – the Planning Proposal and draft DCP amendment are actions arising from the 2025 TWSP, and form part of Council's current and draft future Four Year Delivery Program priorities.

Any delay to the progression of this work hinders the ability to implement the 2025 Structure Plan effectively because it relies on the rezoning of land and introduction of planning controls to enable the delivery of more housing and associated infrastructure.

Engagement

The Planning Proposal and draft DCP amendment is proposed to be placed on public exhibition for a minimum period of 28 days consistent with the Local Environmental Plan Making Guidelines (DPHI, 2023) and Council's Community Participation Plan.

In relation to the Planning Proposal, the 'gateway determination' (to be issued under delegation by the by DPHI), will confirm the public exhibition period and the requirements for consultation (such as agencies to be consulted) and any other relevant conditions.

In accordance with Council's Community Participation Plan the following notification and consultation is proposed to be undertaken:

- written notice to affected or adjoining property owners;
- written notice to submitters of the 2025 Structure Plan;
- public notice in the local newspaper (The Border Mail);
- AlburyCity website (eg. Engaging Albury); and

- documents available to view at AlburyCity Administration Building, LibraryMuseum and Lavington Library.

Agency engagement

Key agencies have been engaged during the preparation of the Planning Proposal.

Council staff will consult further with the relevant public agencies during the public exhibition period. Key agencies and organisations are listed in Section 8 of the Planning Proposal (refer Attachment 1).

Strategic Alignment

Riverina Murray Regional Plan 2041

Part 1: Environment:

- Objective 1: Protect, connect and enhance biodiversity throughout the region.

Part 2: Communities and Place:

- Objective 4: Support Aboriginal and Torres Strait Islander aspirations through land use planning.
- Objective 5: Ensure housing supply, diversity, affordability, and resilience.
- Objective 6: Support housing in regional cities and their sub-regions.
- Objective 9: Plan for resilient places that respect local character.

This Plan notes that *“Albury is the fastest growing centre in the Riverina Murray region, and this will continue with the Thurgoona/Wirringa Growth Area in the northeast expected to provide more than 22,000 new homes (approximately 40 years supply). Growth in this area is supported by comprehensive structure planning.”* (page 32)

Towards Albury 2050 Community Strategic Plan

This project aligns with the following outcomes from the Towards Albury 2050 Community Strategic Plan:

Theme One – A Growing Sustainable Economy

1.1 Albury is a vibrant city, providing high quality sustainable infrastructure, industry-leading services and amenities.

1.1.1 Encourage sustainable residential and commercial development.

1.1.3 Plan for diverse, well-designed and affordable housing options.

Theme One – A Growing Sustainable Economy

1.2 Albury has an accessible, integrated transport network that connects our city through safe and efficient travel options.

- 1.2.1 Effectively plan, upgrade and maintain our network of roads, bridges, bike networks, footpaths, walkways and street lighting.

Theme Two – An Enhanced Natural Environment

- 2.2 Albury embraces the cultural heritage of Aboriginal and Torres Strait Islander people.
 - 2.2.1 Protect, conserve and celebrate our natural, built and Aboriginal cultural heritage.

Theme Two – An Enhanced Natural Environment

- 2.4 Albury responsibly protects, conserves and enhances our natural assets.
 - 2.4.1 Identify and map our natural assets.
 - 2.4.2 Preserve, enhance and restore biodiversity to strengthen our natural assets.
 - 2.4.3 Provide open spaces, parklands and improve access to our natural surroundings.
 - 2.4.4 Collaborate to ensure we are prepared to respond to natural hazards and disasters.

Theme Three – A Caring Community

- 3.5 We are active, healthy and safe.
 - 3.5.4 Provide high-quality parks, sporting spaces, natural areas and recreational facilities.

Two Cities One Community Strategic Plan 2022-2025

1. Our Economy:
 - 1.1 We have sustainably managed the growth and development of our community for the betterment of all.
 - 1.5 We are a destination of choice for new residents considering a 'city change'.
2. The Environment
 - 2.1 We have a high level of awareness of sustainability and environmental issues.
 - 2.2 We preserve, experience, and promote the beautiful and unique area we live in.
 - 2.3 We are a leader in natural resource management of council-managed areas.
 - 2.4 We are acting to ensure the sustainability of our environment through our land-use planning and management.
 - 2.5 We will partner with and support our community to deliver on improved environmental outcomes.
3. Our Community
 - 3.3 We are a liveable community, connected to our region and other cities.
 - 3.5 We will advocate for increased housing diversity including affordable and sustainable developments.

Albury Local Strategic Planning Statement (Albury LSPS) 2020

- Priority 1: Infrastructure supporting new development.
- Priority 7: Coordinated and well-planned growth precinct (Thurgoona Wirlinga).

Other important informing strategies

The Social Infrastructure Strategy is integral to the effective implementation of the 2025 TWSP. Specifically, it has informed the open space and community facilities space standards in the 2025 TWSP and subsequent Planning Proposal and draft DCP amendment.

The Water and Wastewater Master Plans provide the blueprint for the orderly delivery of water and sewer infrastructure in the precinct. These have informed the staging plan in the 2025 TWSP and subsequent Planning Proposal and draft DCP amendment.

The Albury Infrastructure Contributions Plan 2014, and the Interim Local Infrastructure Contributions Plan 2025 provide the mechanism for Council to collect funds for roads, water and sewer trunks and parks.

The 2025 TWSP and subsequent Planning Proposal and draft DCP amendment also align with several other Council strategies and plans such as:

- AlburyCity Advocacy Strategy 2025-2028;
- City-Wide Aboriginal Cultural Heritage Study (2021);
- Thurgoona Wirlinga Drainage Strategy (2020);
- Albury Local Housing Strategy (2023); and
- Borella Road and Riverina Highway Corridor Strategy (2020).

Legislative Alignment

This Planning Proposal and the draft DCP amendment give effect to the EP&A Act as follows:

- a. to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources;
- b. to promote the supply, delivery and maintenance of housing, including affordable housing;
- d. to protect the environment, including the conservation of threatened species of native animals and plants and ecological communities and their habitats;
- g. to promote good design, amenity and the proper construction and maintenance of built environments, including the protection of the health and safety of the occupants of buildings;
- h. to provide opportunities for participation in environmental planning and assessment;
- i. to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment;
- j. to promote a proportionate and risk-based approach to environmental planning and assessment; and
- k. to promote the orderly and economic use and development of land.

This Planning Proposal and the draft DCP amendment give effect to the Albury LEP 2010 as follows:

- a. to give effect to the desired outcomes, principles and actions contained in the Council's adopted strategies and policy documents;
- b. to promote sustainable urban development by providing for efficient management of urban growth and resource utilisation;
- c. to promote a city for the people, with a high level of social and physical amenity and a diversity of activities and uses; and
- d. to maintain or improve biodiversity across Albury, and to avoid significant impacts on matters of environmental significance.

Options

1. That Council
 - a. receives and notes the contents of this report;
 - b. endorses the progression of the Planning Proposal to a 'gateway determination';
 - c. endorses the progression of the Planning Proposal for exhibition in accordance with any 'gateway conditions'; and
 - d. endorses the progression of the draft Amendment to Part 19 of the Albury DCP 2010 to public exhibition concurrently with the Planning Proposal.

Recommended

This is the preferred option for the reasons outlined in this report.

2. Seeks changes to the Planning Proposal or the draft Amendment to Part 19 of the Albury DCP 2010. **Not Recommended**

This is not the preferred option as it will delay the progression of this work and increase the risk of suboptimal development outcomes in the Thurgoona Wirlinga Precinct.

3. Not endorse the recommendation and retain existing zoning and DCP provisions. **Not Recommended**

This is not the preferred option as it could erode public confidence in Council's ability to implement an important policy framework that which supports the delivery of housing and new commercial centres.

NOTE: Attachments 11 to 20 below can be found in the supplementary agenda.

File ref.	FIL25/03260
Reporting team	City Development
Attachments	1. Attachment 1 - Thurgoona Planning Proposal Report [104 pages] - DOC26/122697 2. Appendix A - Draft Amendment Albury Development Control Plan - Thurgoona Wirlinga Precinct [78 pages] - DOC26/120045 3. Appendix B - Proposed LEP Maps [6 pages] - DOC26/120053 4. Appendix C - Thurgoona Wirlinga Drainage Strategy [58 pages] - DOC26/120055

	5. Appendix D- Albury Wastewater Infrastructure Master Plan [234 pages] - DOC26/120056
	6. Appendix E - Strategic Bushfire Study [75 pages] - DOC26/120060
	7. Appendix F - Thurgoona Wirlinga Biodiversity Assessment (Stage 1 BA M) [190 pages] - DOC26/120064
	8. Appendix G - City- Wide- Aboriginal- Cultural- Heritage- Study [77 pages] - DOC26/120065
	9. Appendix H - Interim Albury Infrastructure Contributions Plan [58 pages] - DOC26/120067
	10. Appendix I - Social Infrastructure Strategy [135 pages] - DOC26/120072
	11. Appendix J - Retail Floorspace Study [91 pages] - DOC26/120082
	12. Appendix K - Housing Demand Analysis [5 pages] - DOC26/120141
	13. Appendix L - Thurgoona Wirlinga Community Consultation Summary [16 pages] - DOC26/120084
	14. Appendix M - Thurgoona Wirlinga Precinct Structure Plan [76 pages] - DOC26/120085
	15. Appendix N - Traffic and Transport Study [55 pages] - DOC26/120087
	16. Appendix O - Final Validation Report [56 pages] - DOC26/120090
	17. Appendix P - Essential Energy Letter [1 page] - DOC26/120091
	18. Appendix Q - Albury Transport Model Study Report [155 pages] - DOC26/120094
	19. Appendix R - Eight Mile Creek Flood Study Final Report Volume 1 May 2026 [163 pages] - DOC26/122126
	20. Appendix S - Eight Mile Creek Flood Study Report Volume 2 Figures May 2026 [310 pages] - DOC26/122128