

Gateway Determination

Planning proposal (Department Ref: PP-2026-1133): Thurgoona Wirlinga Precinct Planning Proposal

I, the Director, Southern, Western and Macarthur Region at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Albury Local Environmental Plan 2010 to amend the planning controls for the Thurgoona Wirlinga Precinct should proceed subject to the following:

The LEP should be completed on or before 30 July 2027.

Gateway Conditions

1. Prior to public exhibition and agency consultation, the planning proposal is to be amended to:
 - (a) where required, include Floor Space Ratio controls and associated Floor Space Ratio Maps
 - (b) clarify the relevant Urban Release Area maps are located in SEPP (Planning Systems) 2021 and the amendment to the Albury LEP 2010 will also amend this SEPP
 - (c) include amendments to the Greenfield Housing Codes Maps of SEPP (Exempt and Complying Development Codes) 2008 to align with the Urban Release Areas.
2. Prior to public exhibition, consultation is required with the DCA Hazards and Resource Advisory Team regarding section 9.1 Direction 4.3 Planning for Bushfire Protection.

The DCA is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

3. The updated planning proposal is to be forwarded to the Minister under s3.34(6) of the Act.
4. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as complex as described in the *Local Environmental Plan Making Guideline* (August 2023) and must be made publicly available for a minimum of 30 working days;
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (August 2023).

5. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act (or any other part of the Act) and/or to comply with the requirements of applicable Ministerial Direction under section 9.1 of the Act:

- DCA Water Advisory Team regarding natural resources and water sensitivity matters.
- DCA Environmental, Biodiversity and Heritage Advisory Team regarding biodiversity matters.
- DCCEEW – Marine Coastal Estuary and Flood.
- Transport for NSW.
- NSW State Emergency Service.
- Fire and Rescue NSW.
- Civil Aviation Safety Authority.
- NSW Police.
- NSW Environment Protection Authority.
- Department of Defence.
- Transgrid.
- Essential Energy.
- Schools Infrastructure NSW.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal (where possible) and given at least 30 working days to comment on the proposal.

6. The planning proposal is to be exhibited concurrently with the draft Development Control Plan.
7. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 12 August 2026



Chantelle Chow
Director, Southern, Western and
Macarthur Region
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces