

Mr Steve McGrath
Interim Chief Executive Officer
Albury City Council
553 Kiewa Street
Albury NSW 2640

12 August 2026

Subject: PP-2026-1133 to amend Albury Local Environmental Plan 2010 – Thurgoona Wirlinga Precinct

Dear Mr McGrath

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend the Albury Local Environmental Plan 2010 to implement the Thurgoona Wirlinga Structure Plan 2025.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable Ministerial Directions under section 9.1 of the Act 1.4 Site Specific Provisions and 9.1 Rural Zones is justified in accordance with the terms of the Direction.

In relation to Direction 5.2 Reserving Land for Public Purposes, I have agreed to the creation of land for public purposes on the basis that it is identified in the Thurgoona Wirlinga Structure Plan 2025 and supported by relevant strategies.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable Ministerial Direction under section 9.1 of the Act 4.3 Planning for Bushfire Protection. Council should ensure this occurs prior to the LEP being made.

I have determined not to authorise Council to be the local plan-making authority due to Council's interest in the planning proposal and the need to update maps in State Environmental Planning Policies.

The amending local environmental plan (LEP) is to be finalised on or before 30 July 2027. Council should aim to commence the agency consultation and exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the Gateway determination.

Should you have any enquiries about this matter, I have arranged for Tim Collins to assist you. Tim can be contacted on (02) 5852 6806.

Yours sincerely



Chantelle Chow
Director, Southern, Western and Macarthur Region
Local Planning and Council Support

Encl: Gateway determination