

Thurgoona Wirlinga Precinct Planning Proposal

September 2026

Acknowledgement of Country

AlburyCity acknowledges the Wiradjuri people as the traditional custodians of the land in which we live and work, and we pay our respects to Elders past, present and future for they hold the memories, culture, tradition and hopes of the Aboriginal and Torres Strait Islander people that contribute to our community.

AlburyCity-dyu yindyamali Wiradjuri mayiny.
Wiradjuri bala walumaldhaanygalang
ngurambang-gu. Ngurambang-ga ngiyanhi
murunwigi yindyamaliyanhi mudyigaanggalam-
bu balumbambalbu. Nganhaguliyalaa wirimbili
giilanggalam-bu winhangangidyalbu Wiradjuri-
goalingbu ngurambangguwal-giyalang-bu

Artwork: Teisha Maksymow-McGuinness



Acronyms

Item	Description
ABS	Australian Bureau of Statistics
ACHAR	Aboriginal Cultural Heritage Assessment Report
AlburyCity	Albury City Council
ADF	Australian Defence Force
Albury LEP 2010	<i>Albury Local Environmental Plan 2010</i>
Albury LHS	Albury Local Housing Strategy 2023
Albury LSPS	Albury Local Strategic Planning Statement 2020
Albury SIS	Albury Social Infrastructure Strategy
DCP	Development Control Plan
EP&A Act	<i>Environmental Planning Assessment Act 1979</i>
FSR	Floor Space Ratio
HOB	Height of Building
LEP	Local Environmental Plan
LGA	Local Government Area
Planning Systems SEPP	<i>State Environmental Planning Policy (Planning Systems) 2021</i>
URA	Urban Release Area
2025 Structure Plan	Thurgoona Wirlinga Structure Plan 2025

Project director

Amanda Harvey – Project Director (Mecone)

Contributors

Katherine McIntosh – Associate (Mecone)

Alyssa Chau – Planner (Mecone)

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* This document is for discussion purposes only unless signed and dated by the persons identified.
This document has been reviewed by the Project Director.

Contact

MECONE

Level 11, 179 Elizabeth Street
Sydney, New South Wales 2000

info@mecone.com.au
mecone.com.au
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B	Proposed LEP Maps	Mecone
C	Thurgoona Wirlinga Drainage Strategy 2020	Spiire
D	Water and Wastewater Masterplans 2025	Stantec
E	Strategic Bushfire Study 2026	Meridian Urban
F	Thurgoona Wirlinga Biodiversity Assessment (Stage 1 BAM) 2024	Biosis
G	City-Wide Aboriginal Cultural Heritage Study 2020	Jacobs Group
H	Interim Albury Local Infrastructure Contribution Plan 2025	GLN
I	Social Infrastructure Strategy 2025	Cred Consulting
J	Retail Floorspace Study 2021	Hill PDA
K	Housing Demand Analysis – Revised February 2026	Mecone
L	Thurgoona Wirlinga Community Consultation Summary	Projectura
M	Thurgoona Wirlinga Precinct Structure Plan 2025	AlburyCity
N	Traffic and Transport Study 2013	TTM Group
O	Former Liquid Waste Facility – Riverina Highway, Wirlinga, Final Validation Report	Golder Associates
P	Essential Energy Letter	Essential Energy
Q	Albury Transport Model Study Report 2018	GTA Consultants
R	Eight Mile Creek Flood Study 2026	Lyall and Associates

Executive Summary

Albury is a nationally significant regional city, experiencing sustained population and economic growth. The Thurgoona Wirlinga Precinct (the Precinct) is Albury's primary greenfield growth area with capacity to meet projected dwelling demand for the next 40 years.

The Precinct is located to the north-east of the Albury Central Business District (CBD) and covers an area of approximately 4,500ha, equating to approximately 15% of the Albury LGA. The local context and boundaries for Precinct are shown at **Figure 1**.

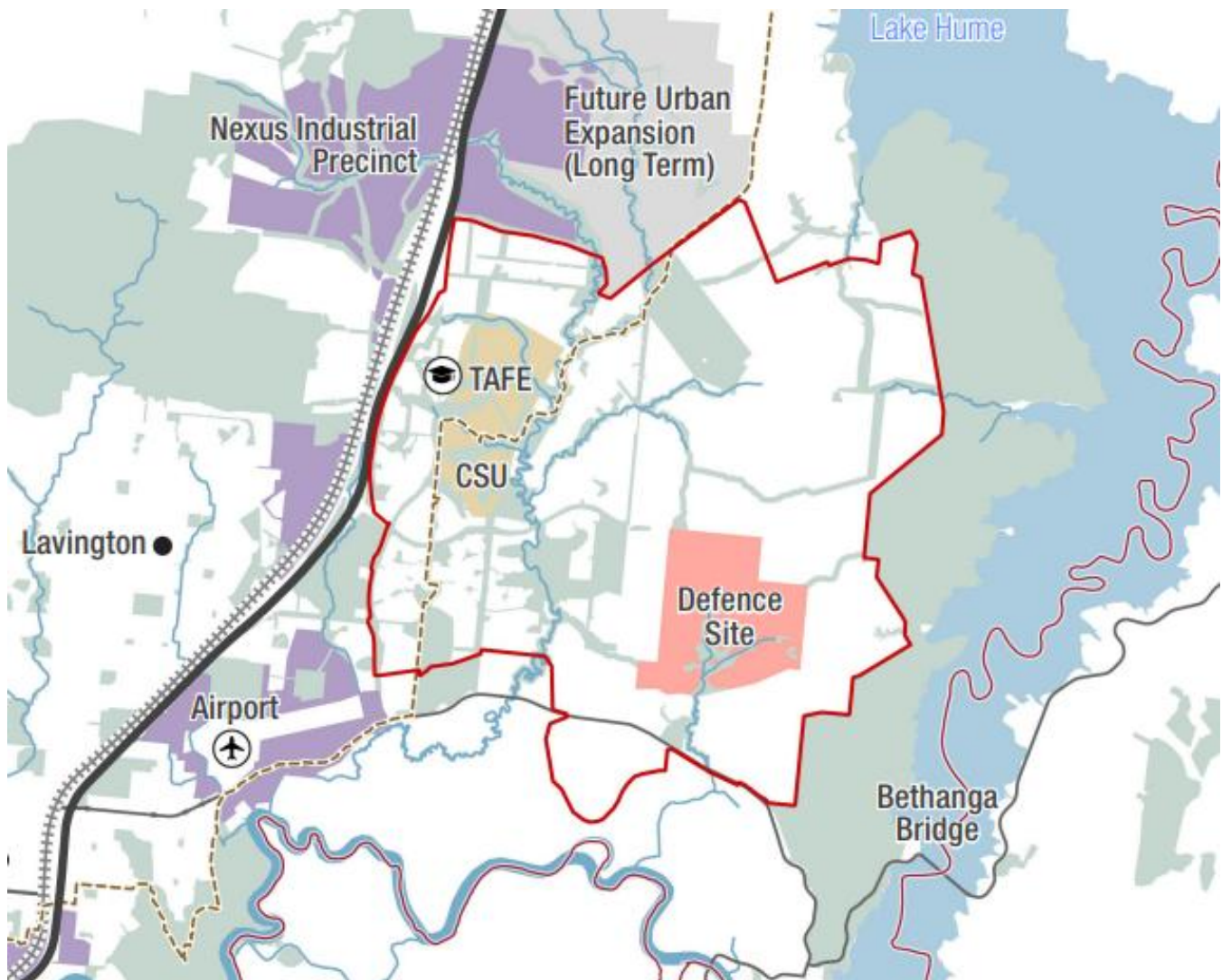


Figure 1: Thurgoona Wirlinga Precinct aerial with precinct identified by red outline

(Source: Mecone)

Site History and Background

The Precinct has been identified as a key growth area since the late 1970s, at which time Albury Wodonga was designated by the federal Government as a National Growth Centre. Strategic planning undertaken in the mid to late 2000's identified the subject land as having capacity for 40 to 70 years of residential growth, that was subsequently rezoned in the *Albury Local Environmental Plan 2010* (Albury LEP 2010).

The Precinct continues to be the primary growth area for the Albury LGA, accounting for more than half of the Albury LGA's population growth in recent years. In 2011, the population of the Thurgoona Wirlinga Growth Area (the Growth Area) was 6,500. The population is growing at approximately 5% per annum, which equates to an anticipated additional 550 residents and 250 new dwellings each year. The 2024 Estimated Residential Population for the Thurgoona Wirlinga growth area was 13,154.

Strategic planning has underpinned this growth. In late 2012, the Thurgoona Wirlinga Precinct Structure Plan (the 2013 Structure Plan) was prepared to provide a framework for the development of the Precinct to accommodate a forecasted population of approximately 50,000 people by 2060. The 2013 Structure Plan was prepared with community and stakeholder input and was adopted by Council in late 2012 and become effective in March 2013.

AlburyCity undertook a thorough review of the 2013 Structure Plan. This resulted in adoption of the Thurgoona Wirlinga Structure Plan 2025 (the 2025 Structure Plan) by AlburyCity in December 2025.

This Planning Proposal seeks to give effect to this new 2025 Structure Plan as described in the following sections of this Planning Proposal.

Thurgoona Wirlinga Structure Plan 2025

The 2025 Structure Plan provides an updated framework for managing urban growth within Albury's primary release area. It refines the 2013 plan to reflect current infrastructure, environmental, and servicing requirements, ensuring coordinated land use, transport, and open space outcomes to support sustainable growth to 2060.

The 2025 Structure Plan was informed by community consultation, urban design analysis and contemporary approaches to greenfield development. It maintains the population target set by the 2013 Structure Plan, being 50,000 people by 2060 to 2070. Since 2013, the dominant dwelling typology within the Precinct has continued to be single dwelling houses on large allotments. A key objective of the 2025 Structure Plan and the Planning Proposal is to incentivise housing diversity to ensure that the target population can be achieved.

Key changes in the 2025 Structure Plan from the 2013 Structure Plan include:

- Revised locations for planned shops and centres (Major Neighbourhood Centres and Village Centres).
- Revised locations for planned sportsgrounds and parks.
- Some revised locations for roads and schools.
- More defined areas of medium-density residential areas around centres.
- More defined transition from urban residential areas to low-density and large lot residential areas on the eastern and southern Precinct boundaries.
- Adjusted land uses in key areas of biodiversity value (e.g. significantly vegetated area near Bells Travelling Stock Reserve).
- Inclusion of indicative drainage basin locations.
- Introduces a pocket of urban services land use (E3 Productivity Support zone) at the northern boundary of the Defence landholding.
- Revises the proposed staging map to assist in an orderly and coordinated approach to development and align with the Water and Wastewater Master Plans.
- Increased focus on implementation with an Action Plan outlining next steps such as completing land rezoning processes, planning amendments, additional studies.

An extract of the 2025 Structure Plan is provided at **Figure 2**. The 2025 Structure Plan is appended to this Planning Proposal at **Appendix M**.

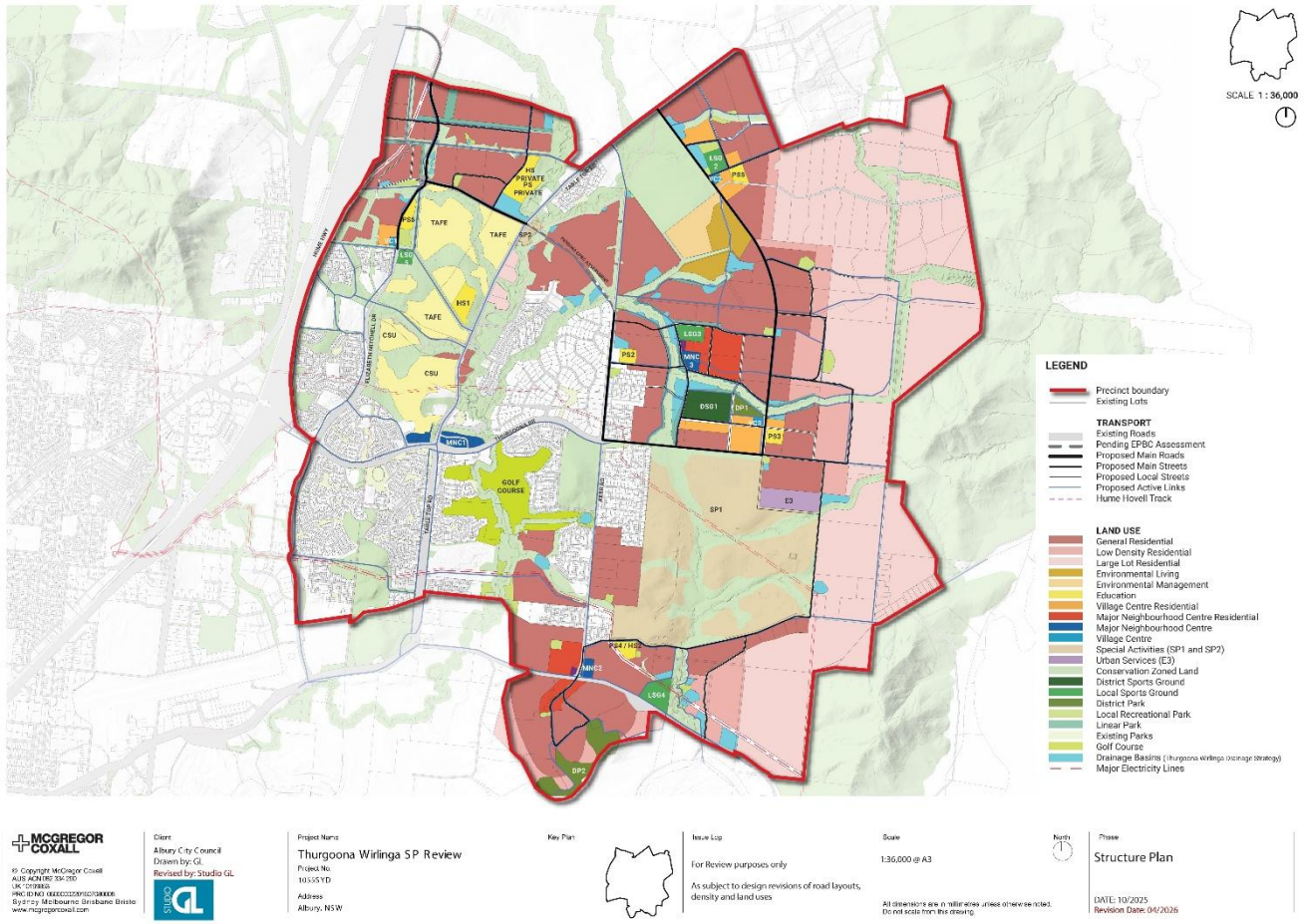


Figure 2: 2025 Thurgoona Wirlinga Structure Plan
(Source: AlburyCity)

Intent and objectives of the Planning Proposal

The intent of the Planning Proposal is to amend the *Albury Local Environmental Plan 2010* (Albury LEP 2010) to update the land use zones, planning provisions and associated maps in the Precinct to facilitate the ambitions and land use framework set out in the 2025 Structure Plan. The proposed amendments sought by the Planning Proposal aim to enable new commercial development within designated urban centres, encourage greater and more variable housing densities, enhance and include new public open spaces and social infrastructure such as community facilities and active transport links.

The Planning Proposal is consistent with strategic planning directions set out in the *Riverina Murray Regional Plan 2041* and Council's *Albury Local Strategic Planning Statement 2020* and 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 town centres and three local centres, expected to provide around 55,000m² of commercial floorspace to support local employment and services.
- Integrate new public open spaces and community infrastructure to service residents and the like.
- Encourage greater housing diversity and choice for residents by promoting medium density residential development around centres.
- Provide a sensitive transition to adjoining rural lands, arterial roads and the Australian Defence Force (ADF) lands.
- Provision of one new primary school and the retention of land for three future primary schools, one future high school, and one flexible school site (primary or high school).
- Achieve a 'garden city' character in nature by enhancing green networks, woodland and wetland habitat features.
- Protect sensitive environmental features, scenic hillsides, and adjacent agricultural lands from the potential impacts of urban intensification.

These outcomes are intended to help balance development and ecological outcomes sought by the 2025 Structure Plan and will be facilitated by new and amended planning controls in the Albury LEP 2010. This work builds upon the previous strategic planning for the Precinct and significant rezoning carried out 2010.

Proposed changes

Part of the Thurgoona Wirlinga Growth Area is designated as an 'Urban Release Area' on the *Urban Release Area Map* within the Albury LEP 2010.

The Planning Proposal will facilitate coordinated urban expansion, establishment of new centres and open spaces, and the delivery of diverse housing within the Thurgoona Wirlinga Urban Release Area.

The proposed amendments to the Albury LEP 2010 are summarised as follows.

Zones and Land Use

The following summarises the key zoning and land use changes proposed. These changes involve rezoning portions of land to the following zones:

- from R1 General Residential zone to E1 Local Centre zone for the Village Centre Commercial areas
- from R1 General Residential zone to E2 Commercial Centre zone for the Major Neighbourhood Centres identified within the Structure Plan
- from E1 Local Centre zone to E2 Commercial Centre zone for the Major Neighbourhood Centre 1 identified within the Structure Plan
- from R1 General Residential zone to MU1 Mixed Use zone adjacent to Major Neighbourhood Centres identified within the Structure Plan
- from R1 General Residential zone to R3 Residential Medium Density Residential zone that applies to centres identified within the Structure Plan
- from R1 General Residential zone and R5 Large Lot Residential zone to R2 Low Density Residential zone
- from R1 General Residential zone to RE1 Public Recreation zone for future sportsgrounds and district parks
- from RU2 Rural Landscape zone to R2 Low Density Residential zone
- from C3 Environmental Management zone to RE1 Public Recreation zone for a future sportsground (LSG4 identified within the Structure Plan)
- from SP2 Infrastructure zone to RE1 Public Recreation zone for a future sportsground (LSG5 identified within the Structure Plan)
- from R1 General Residential zone to R5 Large Lot Residential zone
- from R5 General Residential zone to R1 General Residential zone
- from R1 General Residential zone to E3 Productivity Support zone at the northern boundary of the Defence Force landholding; and
- from R1 General Residential zone to C4 Environmental Living zone to the south-east of Bell's Travelling Stock Reserve.

The extent of these proposed zoning amendments is shown at **Figure 3** below with the proposed zoning amendments shown in bold and existing and retained zoning faded.

11 Thurgoona Wirlinga Precinct Planning Proposal

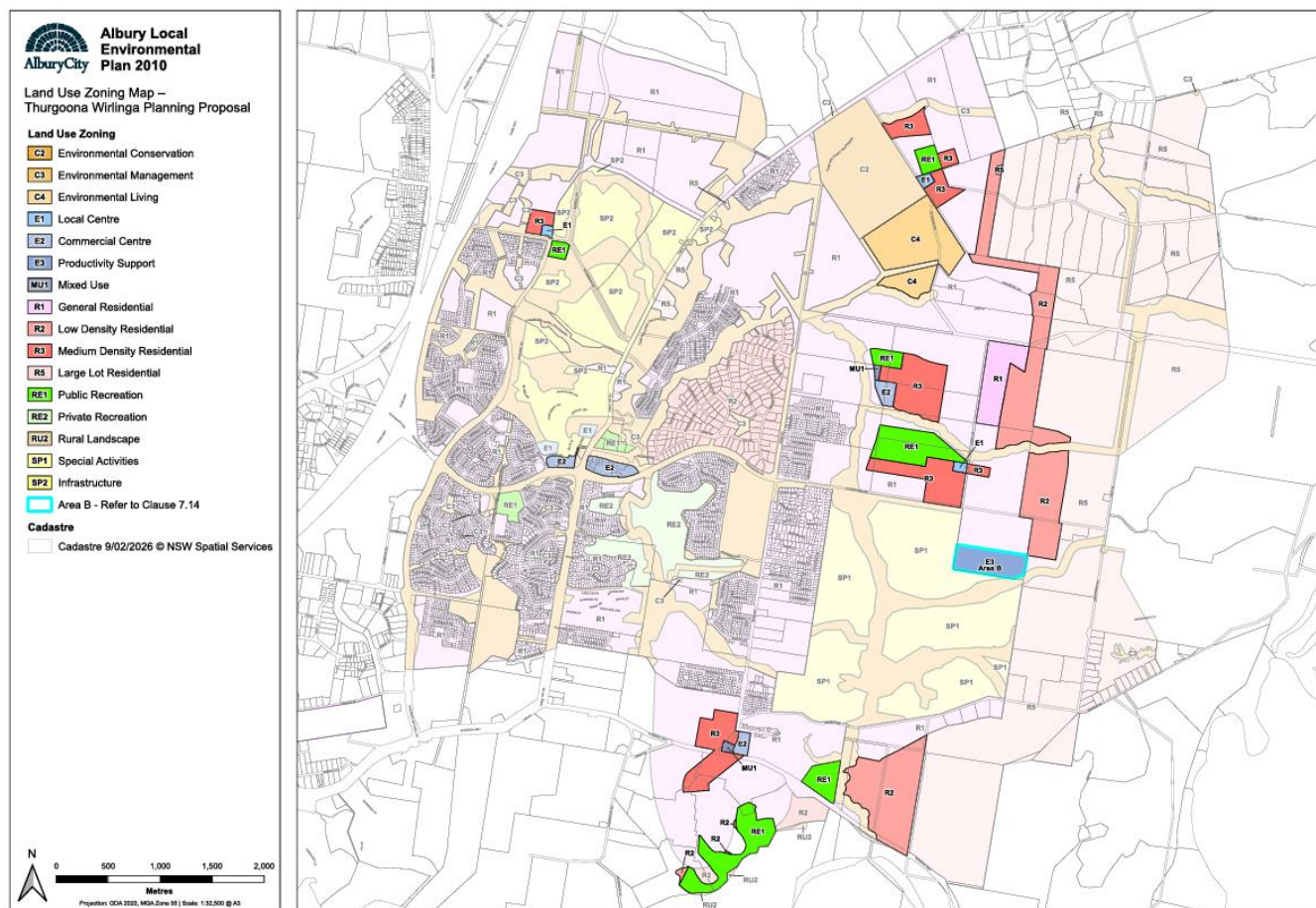


Figure 3: Proposed Land Zoning Map with zone amendments shown in bold colourings

(Source: Mecone)

Density and Built Form Standards

The Planning Proposal seeks to implement amendments to the existing built form controls that apply to the Precinct and introduce minimum dwelling density controls. The changes proposed to the Albury LEP 2010 are summarised at **Table 1** below.

There is no existing maximum floor space ratio, height of building or minimum dwelling density requirements that apply to the Precinct under the Albury LEP 2010. The existing minimum lot sizes to be amended are described in **Section 5** of this Planning Proposal.

Table 1: Summary of proposed density and built form changes

Zone	Max. FSR	Max HOB.	Min. Lot Size	Min. Dwelling Density
E1 Local Centre	0.5:1	16m	N/A	N/A
E2 Commercial Centre	0.5:1	20m	N/A	N/A
MU1 Mixed Use	N/A	16m	N/A	N/A
R3 Medium Density Residential – that applies to Village Centre Residential land (2025 Structure Plan)	1.5:1	12m	N/A	15 dwellings per hectare
R3 Medium Density Residential – that applies to Major Neighbourhood Residential land (2025 Structure Plan)	1.5:1	16m	N/A	20 dwellings per hectare
R2 Low Density Residential	N/A	N/A	2,000m ² to 2,500m ²	N/A
RE1 Public Recreation	N/A	N/A	N/A	N/A
E3 Productivity Support	N/A	N/A	N/A	N/A
C4 Environmental Living	N/A	N/A	2 ha to 20 ha	N/A
R1 General Residential	N/A	N/A	450m ²	N/A
R5 Large Lot Residential	N/A	N/A	10ha	N/A

Current planning controls have limited the opportunities to provide a diverse range of housing types across the Precinct. Detailed analysis has been undertaken in preparing the 2025 Structure Plan, which has considered opportunities and mechanisms to encourage housing diversity within the Precinct. This analysis informs the Planning Proposal, and a Housing Analysis table is provided at **Appendix K**.

A supporting draft Development Control Plan (DCP) has also been prepared to accompany this Planning Proposal and includes supporting controls to guide future development within the Precinct.

Land Reservation Acquisition

To support the delivery of the 2025 Structure Plan the Planning Proposal proposes the dedication or acquisition of land required for the delivery of essential infrastructure, such as roads, parks and community facilities.

Specifically, the Planning Proposal seeks to identify district parks, and local and district sports grounds shown on the 2025 Structure Plan for acquisition by Council. The acquisition of necessary land and embellishment will be funded through an update to the *Interim Albury Local Infrastructure Contributions Plan 2025*.

Site-Specific Amendments

To support the development of land at Thurgoona Drive (Part Lot 1 DP 929237), which is proposed to be zoned E3 Productivity Support under the Planning Proposal, it is also proposed that this land be included under Clauses 7.11 and 7.14 of the LEP. These clauses require the preparation of a precinct-specific DCP and ensure that development in the Precinct is subject to restricted Gross Floor Area controls for specified business-related uses. To support this inclusion under Clause 7.14, the LEP Land Zoning Map will be updated to reflect this additional area. Some amendments to the existing wording of Clause 7.11 and Clause 7.14 of the LEP are required to extend the provisions to apply to Thurgoona Drive. Suggested draft wording is provided within **Section 5.1.5** of the Planning Proposal.

It is noted that Council's Precinct-specific draft DCP at **Appendix A** does not include development controls for light industrial uses. Therefore, the intent of identifying Part Lot 1 DP 929237 under Clause 7.11 is to ensure that appropriate precinct-specific controls are in place before any new development is considered.

These changes are proposed to facilitate the appropriate delivery of light industrial uses within the E3 Productivity Support zone and to encourage high-quality development outcomes that are compatible with, and supportive of, Albury's existing commercial hierarchy. This amendment is proposed in lieu of including non-residential floor area requirements for centre zones, as recommended by the 2025 Structure Plan. This is discussed in further detail within Section 3.6 of the Planning Proposal.

Urban Release Area

The Thurgoona Wirlinga Urban Release Area was introduced into the Albury LEP 2010 following its gazettal on 13 August 2010. This area is mapped as Urban Release Area in the LEP and is identified as being land ideally suited to cater for the long-term growth of the LGA. Only part of the Precinct is identified as an Urban Release Area on the *Urban Release Area Map* under Part 6 of the Albury LEP 2010.

Part 6 requires that a development control plan apply for development consent to be granted, which must provide for:

- (a) a staging plan for the timely and efficient release of urban land making provision for necessary infrastructure and sequencing,*
- (b) an overall transport movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists,*
- (c) an overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed landscaping requirements for both the public and private domain,*
- (d) a network of passive and active recreational areas,*
- (e) stormwater and water quality management controls,*
- (f) amelioration of natural and environmental hazards, including bushfire, flooding and site contamination and, in relation to natural hazards, the safe occupation of, and the evacuation from, any land so affected,*
- (g) detailed urban design controls for significant development sites,*

- (h) *measures to encourage higher density living around transport, open space and service nodes,*
- (i) *measures to accommodate and control appropriate neighbourhood commercial and retail uses,*
- (j) *suitably located public facilities and services, including provision for appropriate traffic management facilities and parking.*

In 2014, the Albury DCP 2010 was amended to include Part 19 Urban Release Areas, which was sought by Council to meet the statutory requirements of Part 6 of the Albury LEP 2010 and to guide development assessment and determination of development proposals within the Urban Release Area.

The Planning Proposal seeks to amend the *Urban Release Area Map* to identify all undeveloped areas within the Precinct as part of the Urban Release Area, in accordance with the 2025 Structure Plan boundary. This amendment is sought as a correction to the existing map, which does not currently identify a significant portion of undeveloped land at the north-western corner of the Precinct, as well as some other minor inconsistencies. This amendment is sought to accurately identify the broader Precinct as part of Albury's growth areas.

As described above, a supporting draft DCP has also been prepared to accompany this Planning Proposal (**Appendix A**). This DCP will replace the existing Part 19 Urban Release Areas once adopted and aligns with the proposed amendment to the *Urban Release Area Map*.

Associated SEPP Amendments

On 1 July, the State public infrastructure provisions previously contained in clause 6.1 of the Albury LEP were repealed and replaced by equivalent provisions in the Planning Systems SEPP.

These provisions adopted the Urban Release Area Map formerly contained within the Albury LEP. To maintain consistency between the proposed mapping amendments to the Albury LEP and the Planning Systems SEPP, this Planning Proposal also seeks to amend the Urban Release Area Map in the SEPP to include the new precinct boundary, ensuring it aligns with the updated Urban Release Area Map under the LEP.

Similarly, the Greenfield Housing Code Area Map under the Exempt and Complying Development Codes SEPP adopts the current Urban Release Area Map for Thurgoona. This Planning Proposal also seeks to amend this SEPP map to ensure that the adjusted precinct boundaries are consistent with the proposed amendments to the Urban Release Area Map under the Albury LEP.

These amendments will ensure a consistent and coordinated planning framework across the Albury LEP and these relevant State environmental planning policies, providing clarity in the application of planning controls and facilitating the orderly and efficient development of land within the revised precinct.

Strategic Merit

As described above, the Planning Proposal is the result of a long history of strategic planning for the Precinct, with the Precinct identified as a growth area since 1973. The Planning Proposal demonstrates that there is strategic merit to support the proposed amendments, which align with the following strategic planning frameworks:

- Thurgoona Wirlinga Precinct Structure Plan 2025
- Riverina Murray Regional Plan 2041 (Regional Plan)
- Albury Local Strategic Planning Statement 2020 (LSPS)
- Albury Local Housing Strategy 2023 (LHS)
- Towards Albury 2050 Community Strategic Plan (CSP)
- Social Infrastructure Strategy 2025 (SIS)
- State Environmental Planning Policies
- Ministerial Directions.

Alignment with the Riverina Murray Regional Plan 2041

The Planning Proposal directly supports the Plan's vision for a well-connected, sustainable, and prosperous region by:

- Delivering housing diversity and supply to meet the needs of a growing population, consistent with the objective to provide a range of housing options in strategic growth areas.
- Facilitating economic development through the creation of employment opportunities and enabling infrastructure investment, in line with the Plan's focus on strengthening regional economies.
- Promoting sustainable settlement patterns by concentrating growth within an identified Urban Release Area, reducing pressure on environmentally sensitive land and supporting efficient infrastructure delivery.

Alignment with Albury LSPS 2020

The Planning Proposal advances Council's strategic priorities by:

- Supporting the Thurgoona Wirlinga Growth Area as a key urban expansion precinct, consistent with the LSPS vision for accommodating long-term population growth.
- Enhancing housing choice and affordability, responding to community needs and demographic trends identified in the LSPS.
- Integrating social infrastructure and transport planning, ensuring that growth is accompanied by services and connectivity, in line with Council's commitment to liveability and accessibility.

Alignment with Albury LHS 2023

- Supporting the delivery of the target for 4,454-8,352 additional dwellings by 2036 within the Thurgoona Wirlinga Growth Area.
- Supports additional housing supply and improved housing diversity through planned, infrastructure-ready development within an established growth area.

Alignment with Albury CSP

- Will facilitate new residential and commercial development in an area identified for urban growth subject to extensive strategic planning.
- Will facilitate the delivery of a new infrastructure network and protect and conserve key ecological assets.

Alignment with SIS 2025

- Integrates a renewed social infrastructure network that aligns with the framework set out in the Albury SIS.
- Facilitates coordinated social infrastructure planning and incorporates connections to ensure social infrastructure assets are accessible to future residents.

Site Specific Merit

The Planning Proposal demonstrates strong site-specific merit and aligns with broader regional and local strategic objectives. The 2025 Structure Plan comprehensively considered bushfire risk, flooding, biodiversity, heritage, traffic management, and supports a sustainable and resilient urban growth framework. It is expected there should be no significant environmental impacts.

Conclusion

This Planning Proposal supports the coordinated and sustainable growth of the Precinct in line with the 2025 Structure Plan. It enables diverse housing, protects environmental values, and aligns infrastructure delivery with Albury's long-term growth objectives to 2060.

1 Introduction

1.1 Planning Proposal overview

This Planning Proposal has been prepared on behalf of AlburyCity to support an amendment to the *Albury Local Environmental Plan 2010* (Albury LEP 2010) in relation to land within the Thurgoona Wirlinga Precinct (the Precinct), Albury LGA's primary growth area.

The Planning Proposal aims to rezone the Precinct in line with the land use and built form objectives outlined in the Council adopted 2025 Thurgoona Wirlinga Precinct Structure Plan (2025 Structure Plan). The 2025 Structure Plan provides a framework for coordinated growth, focusing on biodiversity protection, the location of new centres, parks and open spaces, and appropriate residential densities.

The following summarises the key zoning and land use changes proposed. These changes involve rezoning portions of land to the following zones:

- from R1 General Residential zone to E1 Local Centre zone for the Village Centre Commercial areas
- from R1 General Residential zone to E2 Commercial Centre zone for the Major Neighbourhood Centres identified within the Structure Plan
- from E1 Local Centre zone to E2 Commercial Centre zone for the Major Neighbourhood Centre 1 identified within the Structure Plan
- from R1 General Residential zone to MU1 Mixed Use zone adjacent to Major Neighbourhood Centres identified within the Structure Plan
- from R1 General Residential zone to R3 Residential Medium Density Residential zone that applies to centres identified within the Structure Plan
- from R1 General Residential zone and R5 Large Lot Residential zone to R2 Low Density Residential zone
- from R1 General Residential zone to RE1 Public Recreation zone for future sportsgrounds and district parks
- from RU2 Rural Landscape zone to R2 Low Density Residential zone
- from C3 Environmental Management zone to RE1 Public Recreation zone for a future sportsground (LSG4 identified within the Structure Plan)
- from SP2 Infrastructure zone to RE1 Public Recreation zone for a future sportsground (LSG5 identified in the Structure Plan)
- from R1 General Residential zone to R5 Large Lot Residential zone
- from R5 General Residential zone to R1 General Residential zone
- from R1 General Residential zone to E3 Productivity Support zone at the northern boundary of the Defence Force landholding; and
- from R1 General Residential zone to C4 Environmental Living zone to the south-east of Bell's Travelling Stock Reserve.

The following amendments are also sought in addition to proposed land zoning changes:

- Apply Height of Building controls to the E1 Local Centre, E2 Commercial Centre, MU1 Mixed use and R3 Medium Density Residential zones to reflect intended built form outcomes.
- Apply Floor Space Ratio (FSR) controls to the E1 Local Centre, E2 commercial Centre and R3 Medium Density Residential Zone.
- Introduce minimum dwelling density and minimum lot size provisions controls for certain zones to ensure efficient and sustainable land use and diverse housing outcomes.
- Update the Land Reservation Acquisition Map to identify new district parks, and local and district sports grounds for future acquisition.
- Update the Urban Release Area Map to identify all undeveloped areas within the Precinct as part of the Urban Release Area.

- Amend Urban Release Area map under State Environmental Planning Policy (Planning Systems) to align with the proposed Urban Release Area Map for Albury LEP.
- Amend the Greenfield Housing Code Map under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP) to align with the proposed Urban Release Area Map for Albury LEP
-
- Include the land at Thurgoona Drive (Part Lot 1 DP 929237), which is proposed to be zoned E3 Productivity Support under Clauses 7.11 and 7.14 of the LEP. These clauses will require the preparation of a precinct-specific DCP and ensure that development on the Precinct is subject to restricted GFA controls for specified business-related uses. To support its inclusion under Clause 7.14, the LEP Land Zoning Map will be updated to reflect this additional area.

The Planning Proposal is accompanied and guided by the Council adopted 2025 Structure Plan (**Appendix M**). An extract of the 2025 Structure Plan for the Precinct is provided at **Figure 2**.

1.2 Supporting Information

The Planning Proposal is informed by a range of studies and strategies as detailed at **Table 2**.

Table 2: Supporting Information

Reference	Supporting Information	Source
A	Draft Amendment Albury Development Control Plan Thurgoona Wirlinga Precinct	Studio GL
B	Proposed LEP Maps	Mecone
C	Thurgoona Wirlinga Drainage Strategy 2020	Spiire
D	Water and Wastewater Masterplans 2025	Stantec
E	Strategic Bushfire Study 2026	Meridian Urban
F	Thurgoona Wirlinga Biodiversity Assessment (Stage 1 BAM) 2024	Biosis
G	City-Wide Aboriginal Cultural Heritage Study 2020	Jacobs Group
H	Interim Albury Local Infrastructure Contribution Plan 2025	GLN
I	Social Infrastructure Strategy 2025	Cred Consulting
J	Retail Floorspace Study 2021	Hill PDA
K	Housing Demand Analysis – Revised February 2026	Mecone
L	Thurgoona Wirlinga Community Consultation Summary	Projectura
M	Thurgoona Wirlinga Precinct Structure Plan 2025	AlburyCity
N	Traffic and Transport Study 2013	TTM Group
O	Former Liquid Waste Facility – Riverina Highway, Wirlinga, Final Validation Report	Golder Associates
P	Essential Energy Letter	Essential Energy
Q	Albury Transport Model Study Report 2018	GTA Consultants
R	Eight Mile Creek Flood Study 2026	Lyall and Associates

1.3 Report Structure

The Planning Proposal has been prepared in accordance with:

- Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), and
- the NSW Department of Planning Housing and Infrastructure's (DPHI) *Local Environmental Plan Making Guideline* dated August 2023 (the Guideline).

Specifically, the Planning Proposal includes the following information:

- a description of the Precinct in its local and regional context
- a statement of the objectives or intended outcomes of the proposed changes to the instrument
- an explanation of the provisions that are to be included in the instrument, and
- the justification for those provisions and the process for their implementation including:
 - whether the proposed instrument will comply with relevant directions under Section 9.1 of the EP&A Act
 - the relationship to the strategic planning framework
 - environmental, social and economic impacts
 - any relevant State and Commonwealth interests
 - details of the community consultation that is to be undertaken before consideration is given to the making of the proposed instrument.

The Planning Proposal report is accompanied and is informed by the list of Appendices listed in **Section 1.2**.

2 Precinct Description and Surrounding Area

2.1 Location

The Precinct is located to the north-east of the Albury Central Business District. Thurgoona Wirlinga is Albury's primary growth area. It covers an area of approximately 4,500 ha, equating to approximately 15% of the Albury Local Government Area (LGA).

Key existing land use features within the Precinct include Charles Sturt University, NSW Riverina Institute of TAFE, Thurgoona Country Golf Club Resort and local shops. Existing social and community infrastructure includes the Thurgoona Primary School and Thurgoona Community Centre. A large area of Defence Force Land is also located in the Precinct.

Parts of the Precinct are subject to environmental constraints and considerations, including bushfire prone land, biodiversity value land, known contamination and flood prone land. An assessment of the proposal in relation to these matters is provided in **Section 6.2** of this report.

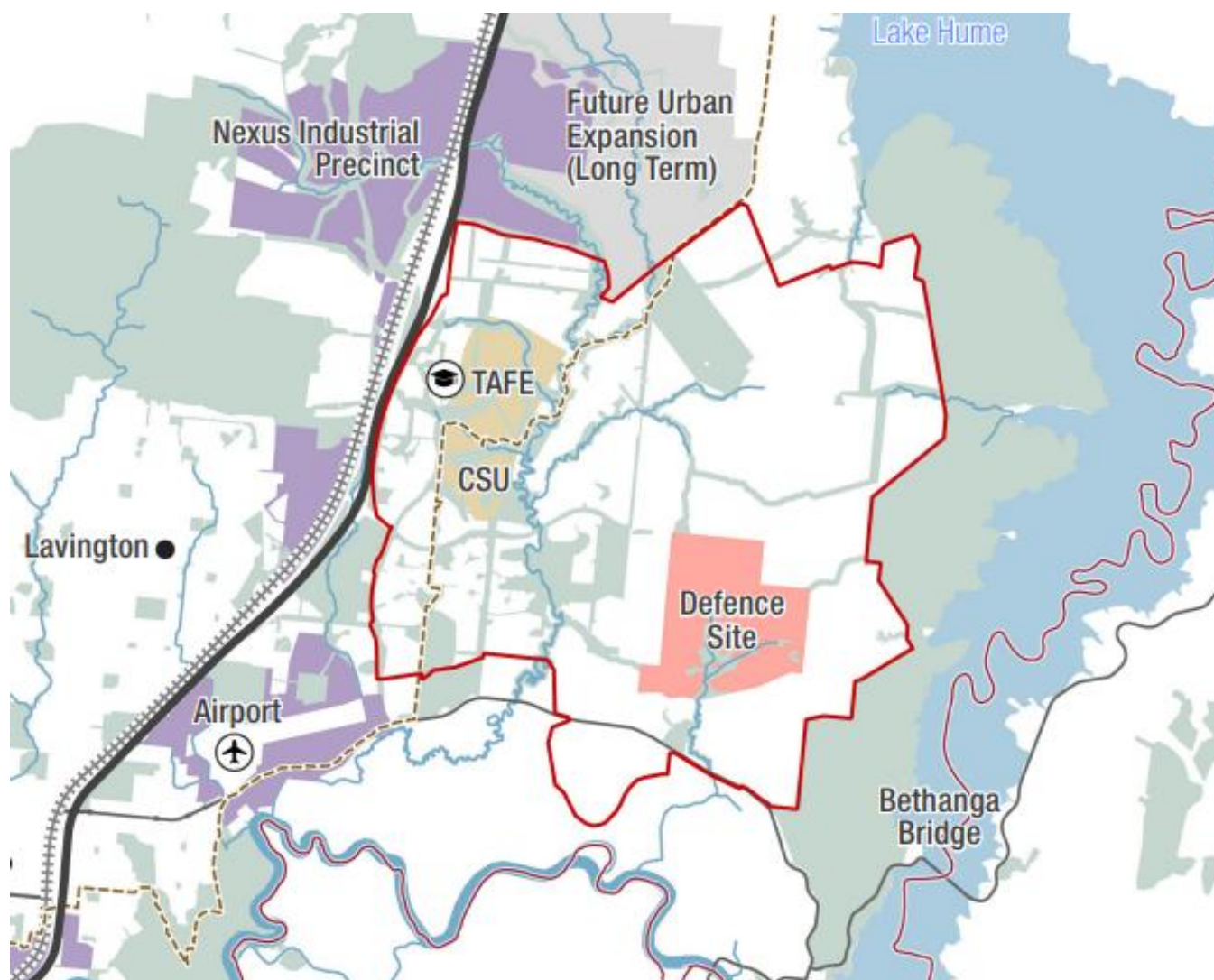


Figure 4: Planning Proposal area with Precinct boundary identified by red outline

(Source: Mecone)

2.2 Context

Located on the northern banks of the Murray River, Albury is a nationally significant regional city with a diverse and resilient economy, pristine natural environment and growing communities. Together with Wodonga in Victoria, the twin cities have a population of about 100,000 residents and a combined gross regional product of almost \$9.24 billion. Albury-Wodonga is a central hub for South-East Riverina Murray as well as North-East of Victoria. As a major regional city, the area provides jobs and services for the surrounding population catchment of around 200,000 people.

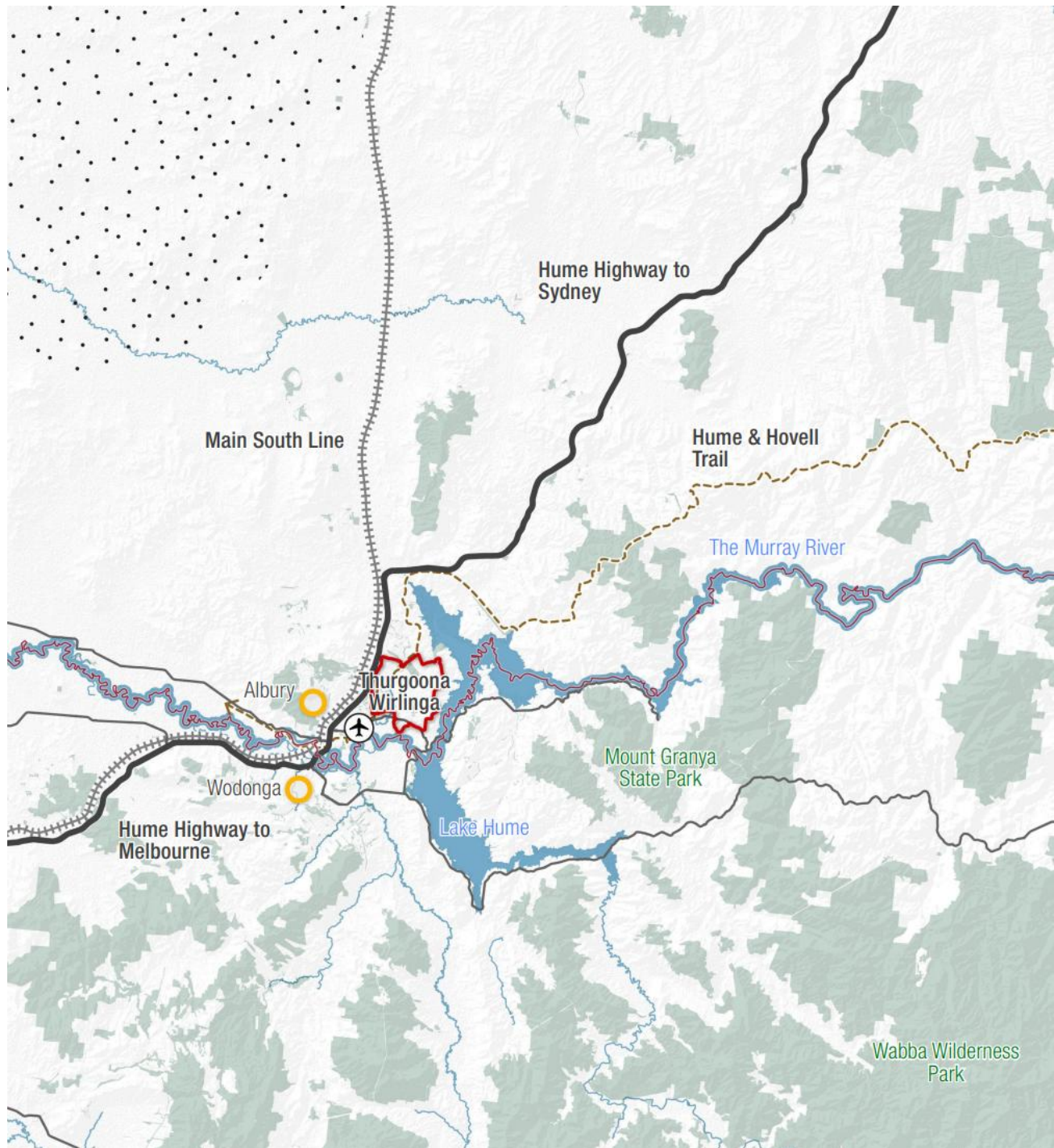


Figure 5: Regional context diagram with Precinct boundary identified by red outline
(Source: Mecone)

3 Project Background

3.1 History

Thurgoona Wirlinga (the Precinct) has been identified as Albury's primary growth area since Albury Wodonga was designated a National Growth Centre in the 1970s. Strategic planning in the mid-late 2000s identified capacity for 40 to 70 years of urban growth, leading to rezonings in the Albury LEP 2010 and identification of part of the Precinct as an urban release area (URA).

Council adopted the Thurgoona Wirlinga Precinct Structure Plan in 2013 to guide this growth to a forecast population of around 50,000 by 2060. Since then, the area has accommodated more than half of Albury's recent population growth, increasing from about 6,500 residents in 2011 to around 13,150 in 2024.

In light of updated technical studies, infrastructure needs and community feedback, Council has prepared and adopted the 2025 Structure Plan. This Planning Proposal implements the LEP changes needed to give full effect to the 2025 Structure Plan.

3.2 Vision

The Planning Proposal seeks to deliver on the vision for the Precinct as established within the 2025 Structure Plan as follows:

The updated vision for the Structure Plan reflects a stronger return to Garden City principles. Described as the 'Garden City 2.0', this involves a landscape defined by fine grain and connection Country at a human scale. Designing from the place and the community, the 2025 Structure Plan seeks to:

- *Create a community connected to nature, embedding connection to Country from the start.*
- *Create livable and healthy neighbourhoods.*
- *Establish continuous, fine grain mobility including paths for people walking and riding.*
- *Better integrate uses with green networks.*
- *Employ built form and neighbourhood design that reflects nature as an asset.*

3.3 Objectives

The key objective of the Planning Proposal is to rezone the Precinct in line with the 2025 Structure Plan, which is the primary development area within the Albury-Wodonga region. This objective is to be achieved through various amendments to land use zones, planning provisions and maps under Albury LEP 2010 to achieve the following outcomes:

- Increase the Precinct's capacity for housing through 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 town centres and three local centres, expected to provide around 55,000m² of commercial floorspace to support local employment and services.
- Integrate new public open spaces and community infrastructure to service residents and the like.
- Encourage greater housing diversity and choice for residents through promoting medium density residential development around centres.
- Provide a sensitive transition to adjoining rural lands, arterial roads and the Australian Defence Force (ADF) lands.
- Achieve the character of a 'garden city' in nature through enhancing green networks, woodland and wetland habitat features, and
- Protect sensitive environmental features, scenic hillsides, and adjacent agricultural lands from the potential impacts of urban intensification.

3.4 Principles

The Planning Proposal and accompanying 2025 Structure Plan (**Appendix M**) are underpinned by the following urban planning and design principles:

Heritage and environment

- Recognise and protect existing areas of significant biodiversity, including for waterways wetland environments and land—based habitats.
- Prevent habitat fragmentation.
- Identify key environmental corridors to protect fauna movements east-west and north-south.
- Support fauna movement between critical habitats.
- Recognise the value of water in the landscape.
- Support multifunctional stormwater infrastructure for improved management of flood prone lands.
- Provide habitat for sensitive species.

Transport and movement

- Provide movement choice aligned with blue-green corridors.
- Respond to the existing character of Thurgoona Wirlinga – city in nature.
- Provide movement aligned with amenity.
- Expand the existing and active transport network.
- Provide active transport links aligned with blue/green networks for amenity.
- Provide connection to Lake Hume and Murray River and key community destinations.

Community infrastructure and urban centres

- Create walkable neighbourhoods where schools, community services, and open spaces are co-located for easy access, community building and improving health and wellbeing.
- Strategically locate social infrastructure near urban centres to create integrated community hubs with convenient access to services.
- Co-locate community facilities, sports spaces, and parks with natural assets to integrate the environment into daily life.
- Enhance aesthetic appeal and promote a deeper connection to nature, improving mental and physical well-being.
- Prioritise infrastructure and services in areas with the greatest potential for change, ensuring early delivery to meet pressing needs.
- Collaborate with State agencies and landowners to align infrastructure development with community needs and growth strategy.

Housing densities and character

- Concentrate housing density near planned urban centres, green spaces, and amenities to ensure easy access to essential services and recreational opportunities.
- Create a clear transition from high-density to lower-density areas to maintain a balanced and diverse urban landscape.
- Surround residential areas with accessible natural open spaces to promote well-being and foster a connection with the environment.
- Retain views of nature throughout the Precinct and protect environmental corridors to preserve biodiversity and the area's natural identity for future generations.

3.5 Intended Outcomes

The intended outcomes of the Planning Proposal are as follows:

- Increase and diversify long-term housing capacity within the Thurgoona Wirlinga Growth Area in line with the 2025 Structure Plan and the Albury Local Housing Strategy.
- Implement the planned centre hierarchy, with the existing major neighbourhood centre at Shuter Avenue and Diamond Drive evolving into a district centre supported by additional village and neighbourhood centres, while maintaining the primacy of the Albury CBD.
- Support a mix of retail, commercial and community uses in centres to deliver local jobs, services and day-to-day needs for residents.
- Deliver a connected network of parks, sportsgrounds, riparian corridors and linear open spaces that reflects the “Garden City 2.0” vision and improves access to nature.
- Encourage housing diversity and a logical transition in built form, with higher densities focused around centres and key movement corridors and lower densities towards the urban fringe.
- Protect and enhance key environmental and cultural values, including waterways, wetlands, woodland habitats and scenic hillsides, through appropriate zoning and conservation and drainage corridors.
- Align urban growth with transport, servicing and social infrastructure by updating zoning, density, height and acquisition controls within the Urban Release Area and through the proposed amendment to the Albury Development Control Plan 2010.

3.6 Thurgoona Wirlinga Structure Plan 2025

The 2025 Structure Plan (**Appendix M**) establishes the long-term vision for the Thurgoona Wirlinga Precinct, Albury's primary growth area, providing a coordinated framework for sustainable urban development to 2060. It seeks to balance housing growth with environmental protection, infrastructure delivery, and community wellbeing.

The vision is to create a connected, resilient, and sustainable community that:

- Supports a mix of housing, employment, and open space;
- Integrates transport, education, and community infrastructure; and
- Protects key environmental and landscape features.

The draft 2025 Structure Plan was exhibited from 28 May 2025 to 14 July 2025. Following review of public submissions, the following key amendments were made to the Structure Plan:

- Integration of a new MU1 Mixed Use zone within some major neighbourhood centre residential areas.
- Minor amendments to the location of some drainage basins.
- Removal of a linear park at the northern edge of the Precinct.
- Revision of the location of the Major Neighbourhood Residential and Local Regional Park 121 (LRP 121) at the south of the Precinct.
- Addition of a north-south active link connecting Local Regional Park 17 (LRP17) with the proposed active link along the Riverina Highway.
- Relocation of Major Neighbourhood Centre 3 (MNC3) to align with the higher-order roads and adjacent to Sandy Creek.
- Adjustment of some roads and street hierarchy delineations.
- Inclusion of the Local Regional Park 9 (LRP 9).
- Inclusion of indicative minimum lot sizes for the new environmental living lands.
- Amendment of the Major Neighbourhood Centre 2 layout.
- Adjustment of some primary schools (PS3, PS5 and PS6) to ensure alignment with Department of Education requirements.

At **Figure 6** below is the final 2025 Structure Plan, which delineates the portions of the Precinct to be rezoned MU1 Mixed Use zones under this Planning Proposal changed in response to the exhibition of the Structure Plan. This is the only notable change from the 2025 Structure Plan at **Appendix M** and represents a minor clarification to the Structure Plan.

The 2025 Structure Plan includes recommendations for planning controls to give effect to the Structure Plan within Section 4 of the 2025 Structure Plan. In the preparation of this Planning Proposal, some of the parameters have been refined. Summarised below are the key refinements:

- **Minimum lot size and dwelling density:** the 2025 Structure Plan recommended that both minimum dwelling density and minimum lot size parameters apply to certain zones, as follows:
 - General Residential land - minimum dwelling density of 10 dwellings per hectare and minimum lot size of 450m².
 - Village Centre Residential land - minimum dwelling density of 12 dwellings per hectare and minimum lot size of 300m².
 - Major Neighbourhood Centre Residential land - minimum dwelling density of 15 dwellings per hectare and minimum lot size of 250m².

In preparing the Planning Proposal, AlburyCity have refined this approach to account for the roads in the calculation of density. Further, it was determined that where minimum dwelling density requirements are proposed, there will be no minimum lot size requirement so as to prevent potential conflicts in controls.

Under this Planning Proposal, the following minimum dwelling density and minimum lot size parameters are sought:

- Village Centre Residential land - proposed dwelling density of 15 dwellings per hectare and no minimum lot size to apply.
 - Major Neighbourhood Residential land - proposed dwelling density of 20 dwellings per hectare and no minimum lot size to apply.
 - R2 Low Density Residential Land - proposed minimum lot size of 2,000m
- **Non-residential floor space controls:** the 2025 Structure Plan recommended that AlburyCity consider including an additional provision into the LEP to limit the amount of non-residential floor space in and around, the planned centres.

This was considered in preparing the Planning Proposal and ultimately was not included in the scope of the Planning Proposal due to concern that capping the non-residential floor space more broadly could restrict the ability to accommodate certain commercial uses such as offices, health services, education facilities and hospitality.

In lieu of applying non-residential floor space limits broadly throughout centres, it was determined that a more appropriate amendment would be to amend the existing Clause 7.14 Development on certain land at Willowbank Road, East Albury to apply also to the proposed E3 Productivity Support zone at Thurgoona Drive, known as Part Lot 1 DP 929237. This is described in further detail within **Section 5.1.5**.

The Planning Proposal will also introduce FSR controls for E1 and E2 zoned land to limit the overall FSR provided within planned centres.

- **MU1 Mixed Use zone objectives:** while the 2025 Structure Plan considered the potential of updating the objectives of the MU1 Mixed Use zone to identify desire for a mix of residential and commercial uses within the mixed-use zone, this was ultimately not pursued. The existing MU1 objectives are considered to adequately reflect this ambition and having no effect to the permitted uses in the zone, this amendment is not considered to be necessary at this time.

The 2025 Structure Plan was adopted by Council on 8 December 2025 and aims to ensure growth in Thurgoona Wirlinga occurs logically, efficiently, and in line with Albury's long-term strategic objectives (refer to **Figure 6**).

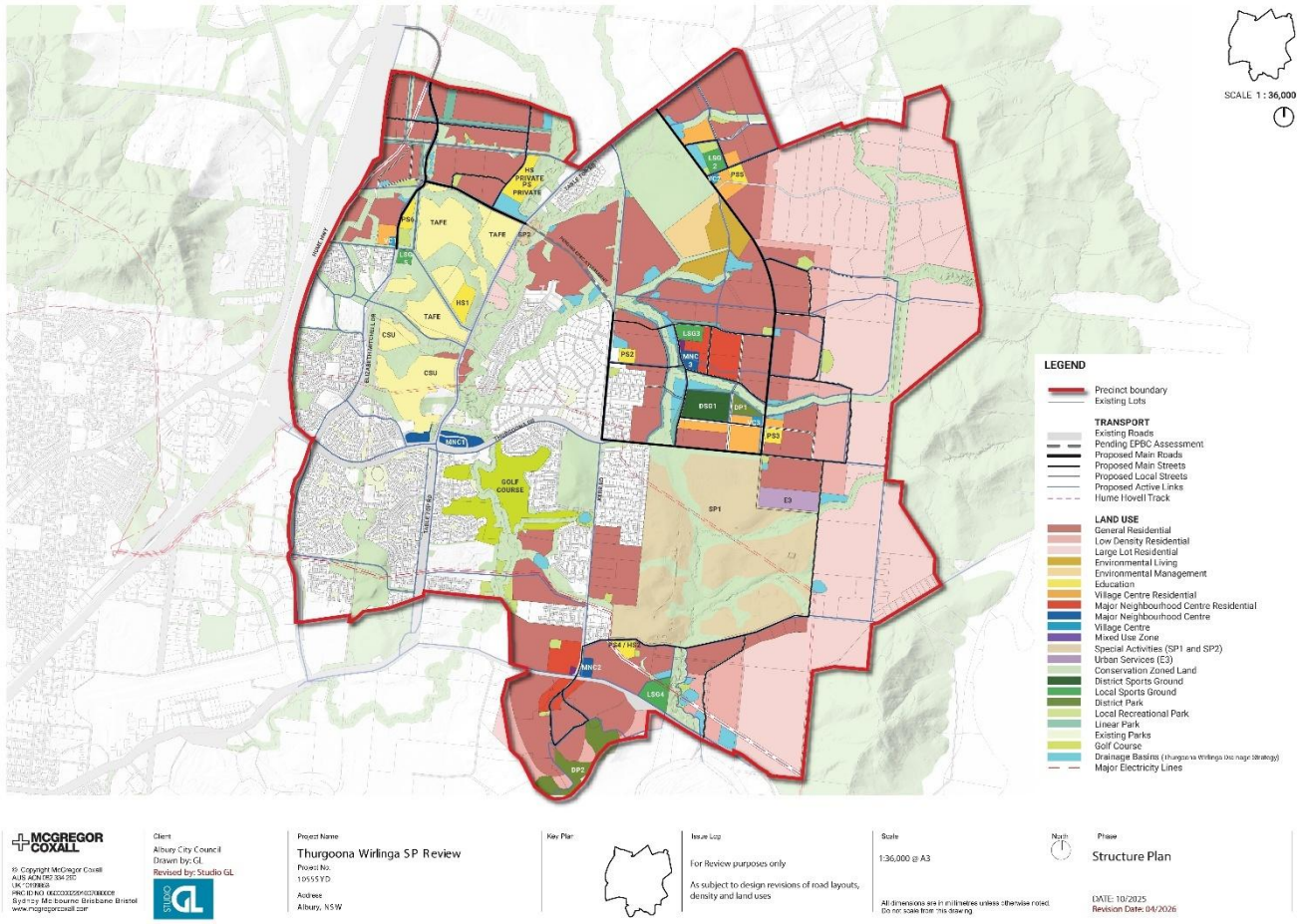


Figure 6: 2025 Structure Plan (incl. Mixed Use Zones)
 (Source: AlburyCity)

4 Existing planning framework

The following outlines the existing strategic and statutory planning framework relevant to the Planning Proposal.

4.1 Existing strategic planning framework

The following subsection provides a preliminary assessment as to whether a Planning Proposal for the intended land uses on the Precinct can be justified to be consistent with and give effect to the applicable directions, priorities and actions of the relevant strategic plans. Notably:

- Riverina Murray Regional Plan 2041
- Towards Albury 2050
- Albury Local Strategic Planning Statement 2020
- Albury Local Housing Strategy 2023
- Social Infrastructure Strategy 2025

4.1.1 Riverina Murray Regional Plan 2041

The Riverina Murray Regional Plan 2041 (the Regional Plan) is a 20-year land use plan which provides the NSW Government's vision for land uses in the Riverina Murray Region. The Region Plan identifies Albury as the fastest growing centre in the Region and identifies the Thurgoona Wirlinga Growth Area as the source for future growth, being expected to provide more than 22,000 new homes (approximately 40-years supply).

The Planning Proposal is consistent with the Regional Plan as it seeks to facilitate new residential and employment growth within an area identified under the Regional Plan as a growth area, in a manner that supports the retention of biodiversity values and encourages diversity in housing.

The Planning Proposal's consistency with the Regional Plan is considered in detail within **Section 6.2.1** of this Planning Proposal.

4.1.2 Albury Local Strategic Planning Statement

The Albury Local Strategic Planning Statement (the LSPS) sets a 20-year vision for land use throughout the Albury LGA. The LSPS refers to the 2013 Thurgoona Wirlinga Precinct Structure Plan and identifies opportunities for diverse, well-designed and affordable housing within the Precinct. The LSPS includes a land use structure plan (**Figure 7**), which is consistent with the 2025 Structure Plan.

The Planning Proposal is consistent with the LSPS, as it seeks to facilitate a long-term vision for the Precinct to support the delivery of long-term housing supply. A further, more detailed assessment is included in **Section 6.2.1** of this Planning Proposal.

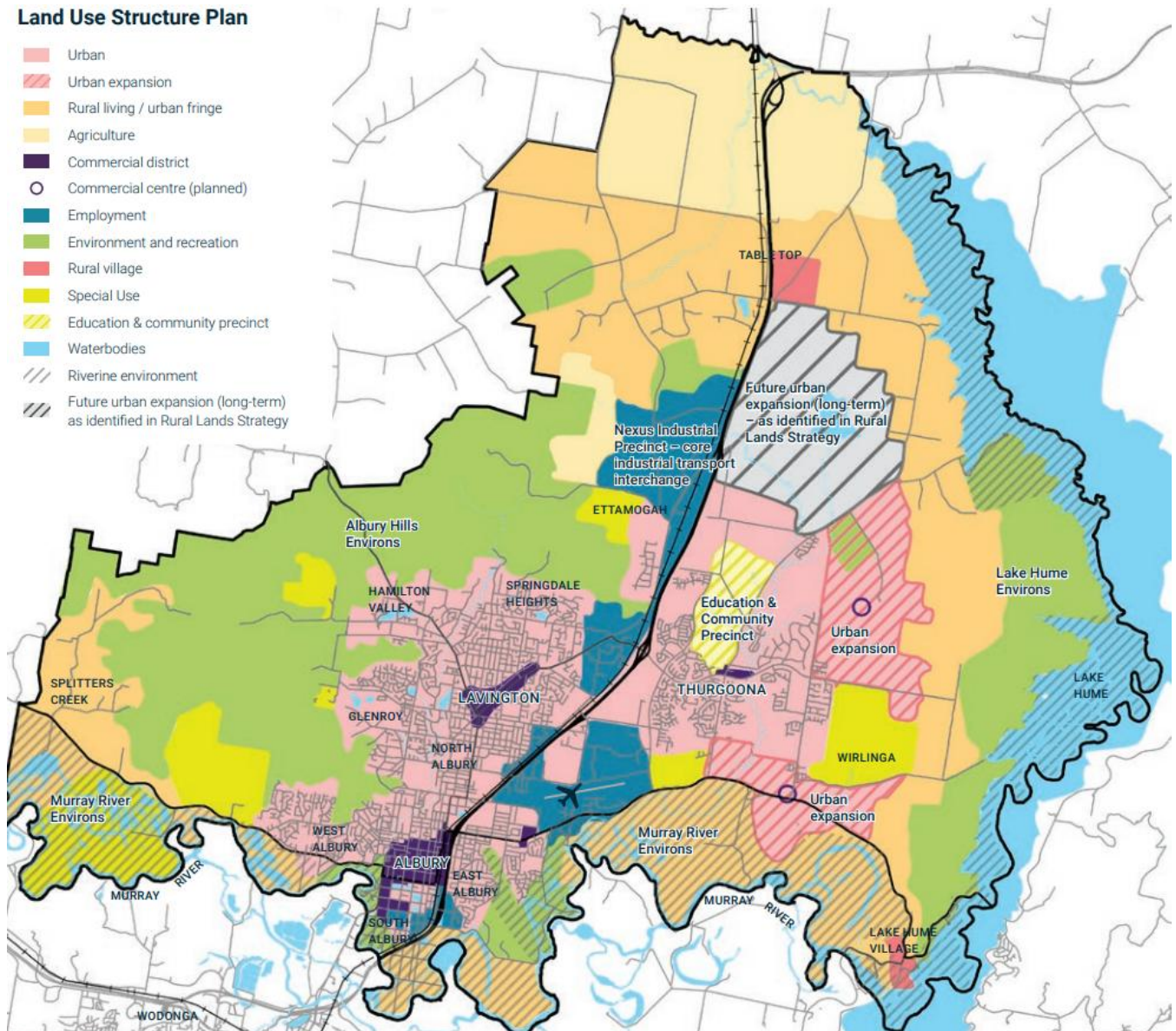


Figure 7: LSPS Land Use Structure Plan

Source: Albury LSPS

4.1.3 Towards Albury 2050

Towards Albury 2050 is Albury's Community Strategic Plan, which provides a long-term approach and plan for the future community from 2025 to 2050. This plan was developed and endorsed in March 2025 and is structured under four strategic directions:

- a growing sustainable community
- an enhanced natural environment
- a caring community, and
- a leading community.

The 2025 Structure Plan considered the outcomes and strategic directions within Towards Albury 2050. The Planning Proposal seeks to implement and deliver the vision of the 2025 Structure Plan and will ensure that the relevant outcomes and directions are achieved. This is discussed in more detail in **Section 6.2.1** of the Planning Proposal.

4.1.4 Albury Local Housing Strategy 2023

The Albury Local Housing Strategy (Albury LHS) was adopted by AlburyCity in March 2023. The Albury LHS identifies current and future housing needs to guide planning decisions that support population growth and demographic change. The strategy focuses on four objectives including supply, diversity, affordability, and resilience with the aim to deliver well-located, sustainable, and affordable homes across the LGA.

The Albury LHS projects 4,454–8,352 additional dwellings by 2036 and identifies the Thurgoona Wirlinga Growth Area as having long-term capacity to 2060 for approximately 14,000–21,000 dwellings across 1,400ha of R1 General Residential land. More detailed analysis of dwelling capacity for the Precinct was undertaken to inform the 2025 Structure Plan, which is provided at **Appendix K**.

The Planning Proposal is consistent with the Albury LHS, as it supports additional housing supply and improved housing diversity through planned, infrastructure-ready development within an established growth area. A detailed assessment of the Planning Proposal's consistency with the Albury LHS is provided in **Section 6.2.1** of the Planning Proposal.

4.1.5 Albury Social Infrastructure Strategy (2025)

The Albury Social Infrastructure Strategy (Albury SIS) was adopted in August 2025 and provides Council's long-term framework for planning, delivering and managing community facilities and open spaces across the Local Government Area (LGA). The Albury SIS establishes an evidence-based approach to ensure infrastructure is delivered in the right place, at the right time and meets the needs of a growing population.

The Albury SIS is guided by four core principles – co-located and integrated, connected, multifunctional, and equitable – which seek to shape future investment and decision-making for social infrastructure across the LGA. These principles promote coordinated facility planning, accessible and well-connected locations, adaptable and future-ready design, and a fair distribution of services across all neighbourhoods.

The Strategy identifies the Thurgoona Wirlinga Growth Area as a major focus for future social infrastructure investment, recognising the area's strong and expected population growth and the increasing demand for open space, community facilities and recreation networks. It highlights the need for coordinated, long-term planning to ensure that community infrastructure keeps pace with development and supports the creation of well-served, liveable neighbourhoods.

The 2025 Structure Plan seeks to establish a renewed social infrastructure network that aligns with the framework set out in the Albury SIS. In giving effect to the 2025 Structure Plan, the Planning Proposal is consistent with the Albury SIS, as further outlined in **Section 6.2.2** of this Planning Proposal.

4.2 Existing statutory planning framework

The Albury LEP 2010 is the primary environmental planning instrument applying to the Precinct. In relation to the Precinct the relevant and current provisions of the Albury LEP 2010 are outlined below.

4.2.1 Land use zoning

The current land use zones that apply to the Precinct under Part 2 Clause 2.2 of the Albury LEP 2010 include:

- R1 General Residential
- R2 Low Density Residential
- R5 Large Lot Residential
- E1 Local Centre
- SP1 Special Activities Defence Force Land
- SP2 Infrastructure
- RE1 Public Recreation
- RE2 Private Recreation
- C2 Environmental Conservation
- C3 Environmental Management

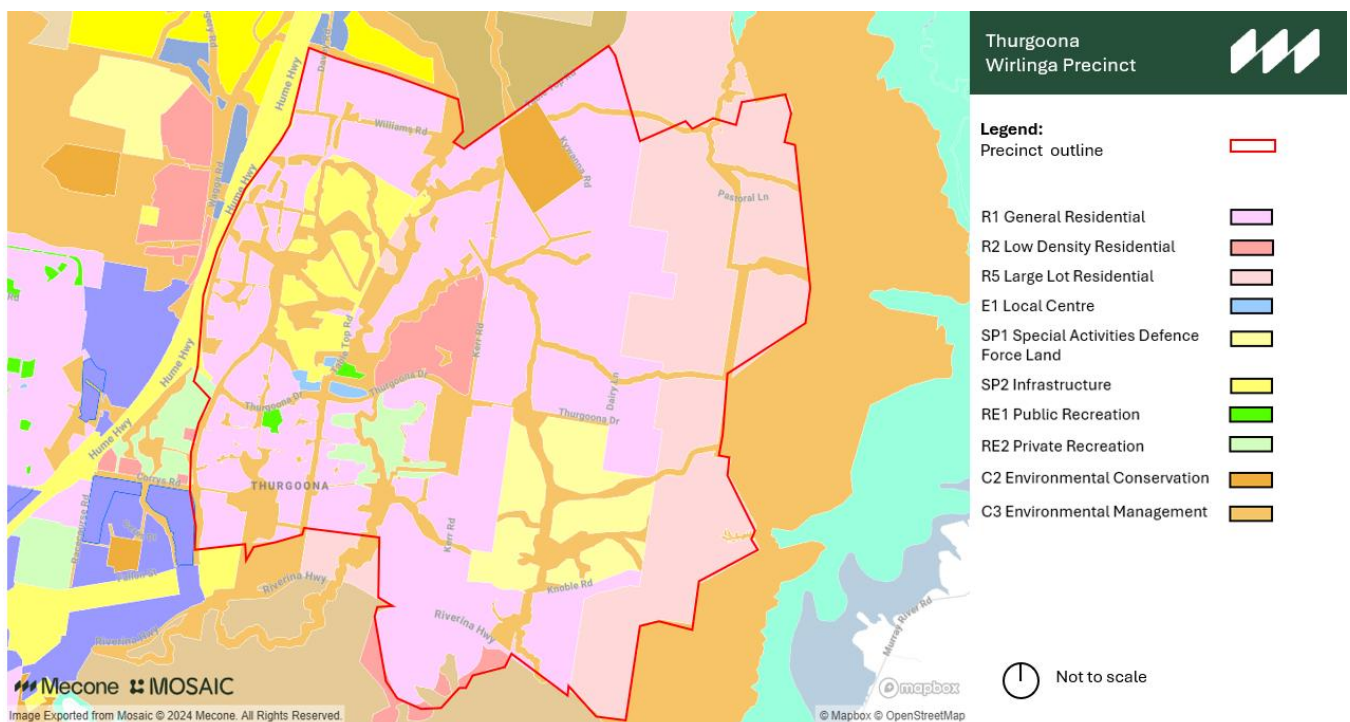


Figure 8: Land zoning map for the Precinct

(Source: Mecone Mosaic)

4.2.2 Minimum lot size

Under Part 4 Clause 4.1 of the Albury LEP 2010 applies the following minimum lot sizes throughout the Precinct:

- 450 m²
- 2,500 m²
- 4,000 m²
- 2 ha
- 10 ha
- 100 ha
- 300 ha

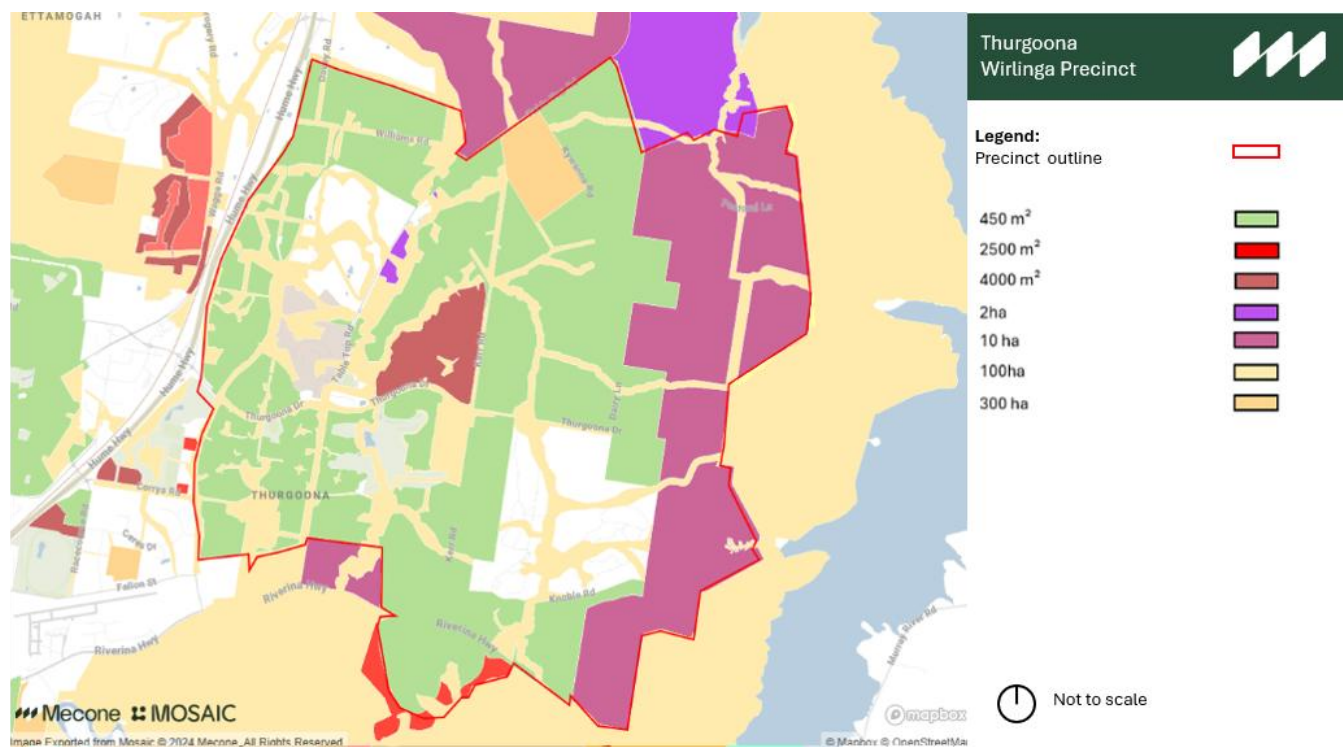


Figure 9: Current minimum lot size map for the Precinct

(Source: Mecone Mosaic)

4.2.3 Height of building

There is no maximum height of building (HOB) control that applies to the Precinct under Albury LEP 2010.

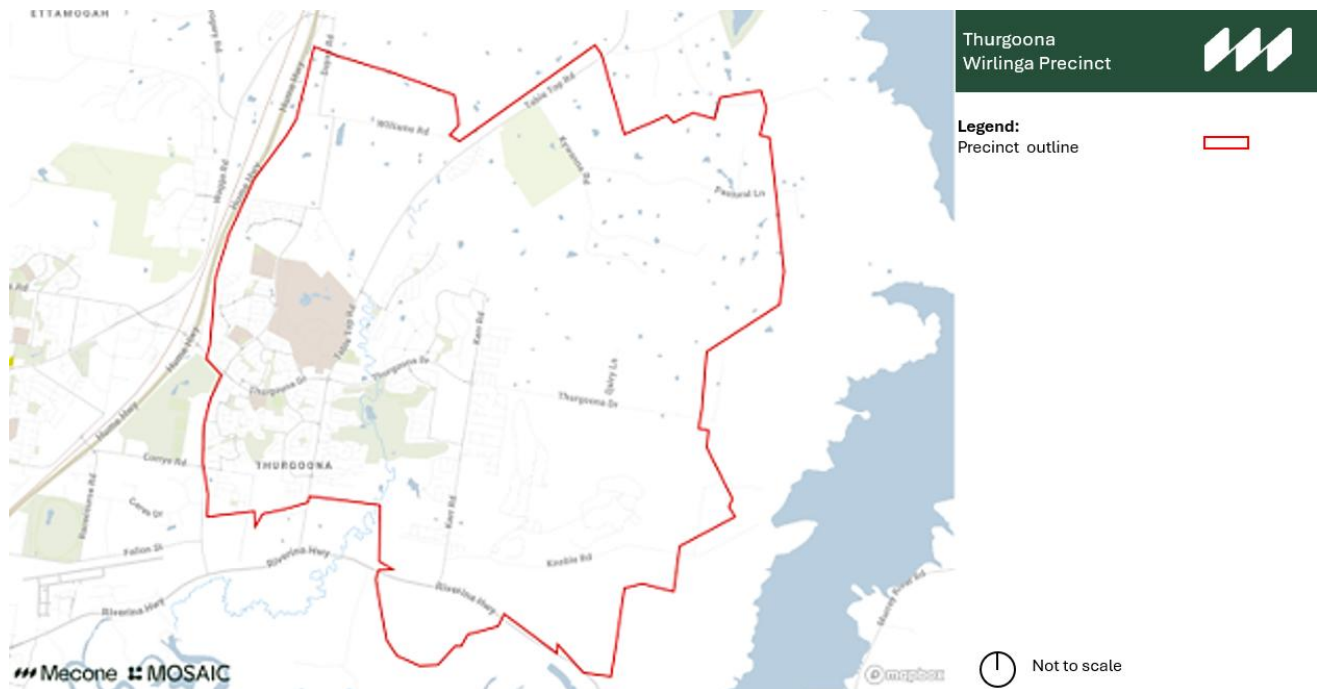


Figure 10: Current height of buildings map for the Precinct

(Source: Mecone Mosaic)

4.2.4 Floor space ratio

There is no maximum floor space ratio (FSR) control that applies to the Precinct under Albury LEP 2010.

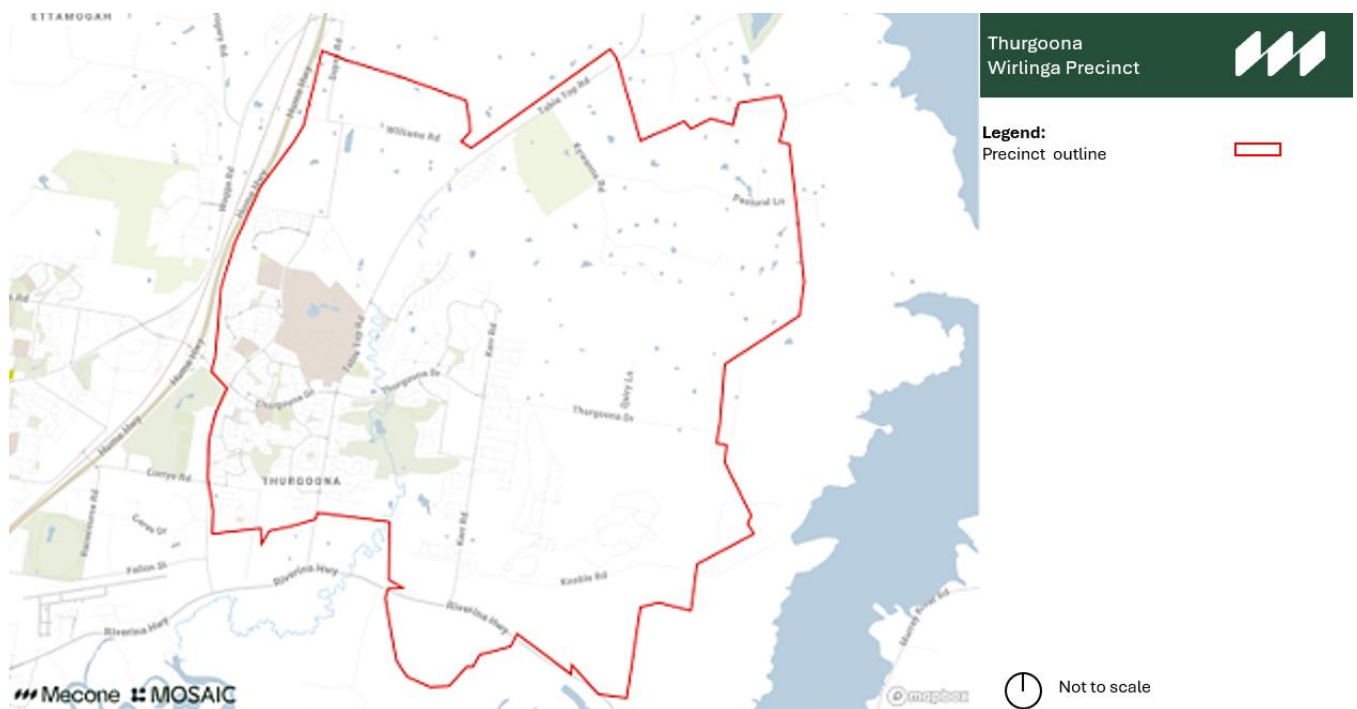


Figure 11: Current floor space ratio map for the Precinct

(Source: Mecone Mosaic)

4.2.5 Heritage

The following local heritage items are listed under Schedule 5 of Albury LEP 2010:

- I217- House "Noorla"
- I330- School of Environmental & Information Sciences, Charles Sturt University
- I332- Immaculate Heart of Mary Parish Church
- I220- St John's Anglican Church
- I215- Wine Vats
- I218- House "St Hilaire"
- I216- Guadalupe House
- 1331- National Environment Centre
- 1308- Riverina House
- 1311- House "The Ivy"
- 1309- House "The Glasshouse"

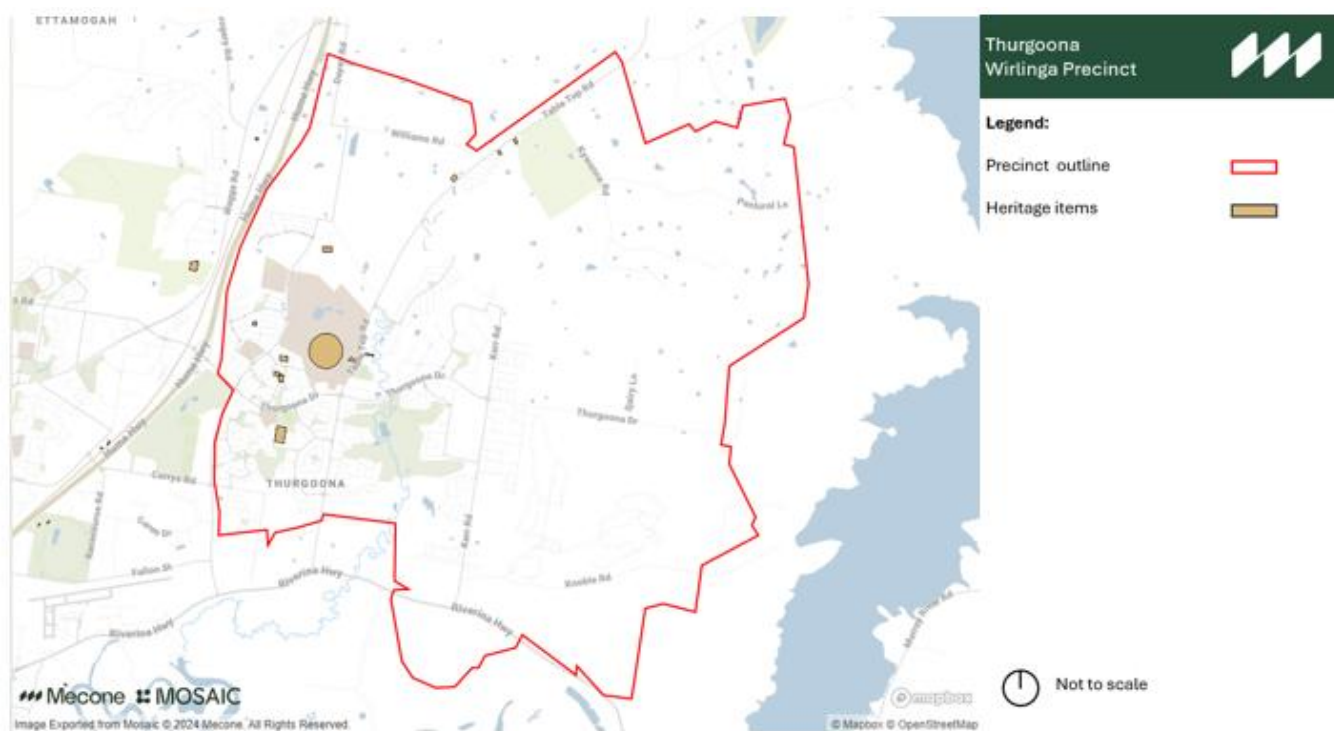


Figure 12: Heritage items map for the Precinct

(Source: Mecone Mosaic)

4.2.7 Urban Release Area

Part 6 of Albury LEP 2010 applies to identified urban release areas. Part of the Precinct is identified as an urban release area on the *Urban Release Area Map* under the Albury LEP 2010.

Under Part 6, development may proceed in the urban release area where:

- It will not create a lot size smaller than the minimum lot size permitted, unless the Director-General has certified in writing confirming satisfactory arrangements for designated State public infrastructure (cl. 6.1 of LEP 2010).
- Public utility infrastructure is available, or that adequate arrangements have been made to make that infrastructure available when it is required (cl. 6.2 of Albury LEP 2010).
- A DCP is in place addressing staging, transport, landscaping/biodiversity, open space, stormwater/WSUD, hazards (bushfire, flood, contamination) with safe occupation/evacuation, urban design, higher densities near nodes, centre controls, and public facilities/traffic/parking (cl. 6.3 of Albury LEP 2010).

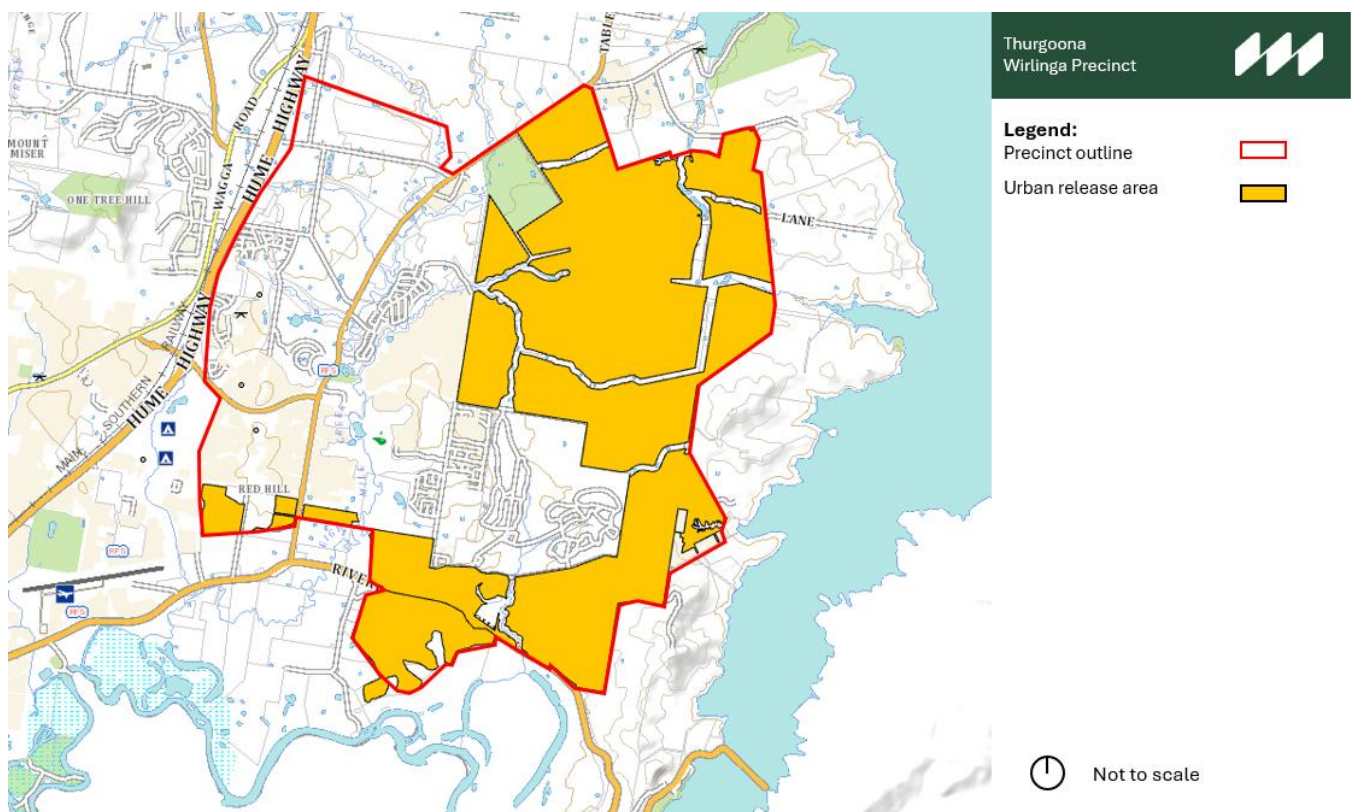


Figure 14: Current urban release area map (Precinct boundary identified in red outline)

(Source: Mecone)

5 Explanation of provisions

The Planning Proposal seeks to achieve the intended outcomes through proposed amendments to the Albury LEP 2010 including:

- Amendments to existing maps
- Introduction of new maps
- Introduction of new clauses

5.1 Intended LEP amendments

The Planning Proposal includes new maps and provisions to apply to the Precinct through amendments to the Albury LEP 2010 as outlined below:

5.1.1 Land use zoning

Rezoning of land within the Precinct is proposed to align with the land use zoning and uses envisioned in the 2025 Structure Plan. This includes rezoning land for the purpose of commercial services and open space and integrating new land use zones to encourage more diversity in dwelling typologies throughout the Precinct.

An extract of the proposed Land Zoning Map is provided below in **Figure 15**, with areas proposed to be rezoned highlighted. The land zoning map is also provided within **Section 7** of this Planning Proposal.

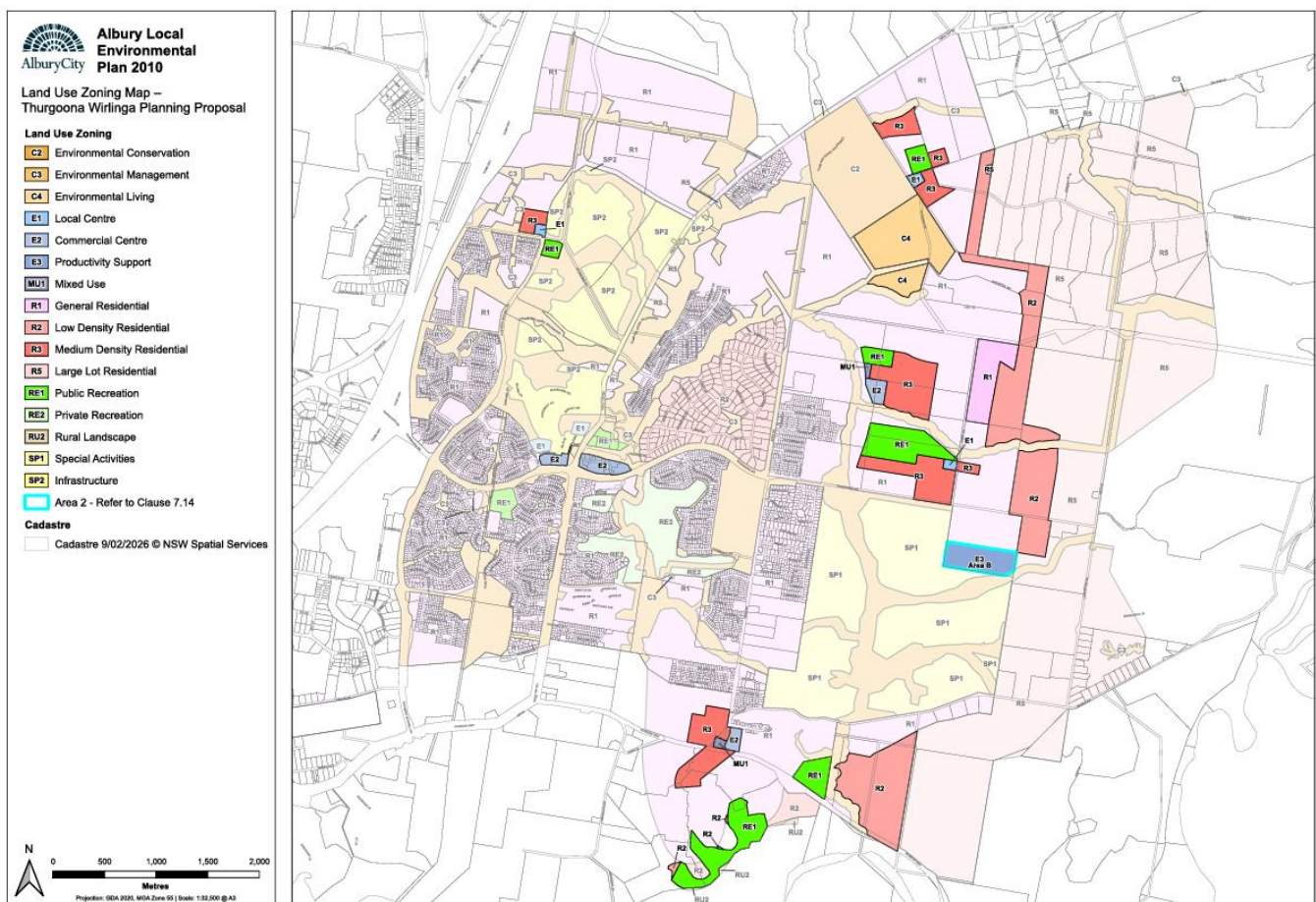


Figure 15: Proposed Land Zoning Map with zone amendments shown in bold colourings
(Source: Mecone)

A detailed summary of the proposed land use zoning amendments is provided at **Table 3** below.

Table 3: Proposed land use zoning

Location	Existing zoning	Proposed zoning	Total area (approximate)
VC1, VC2 & VC3 in Structure Plan Part Lot 82 DP 1160137 Part Lot 30 DP 1273509 Part Lot 33 DP 753356	R1 General Residential	E1 Local Centre	3.91ha
MNC1 in Structure Plan Lot 800 DP 1139286 Lot 627 DP 1139971 Part Lot 620 DP 717911 Lot 33 DP 1243617 Lot 32 DP 1243617 Lot 301 DP 1206159 Lot 401 DP 1237616 Lot 501 DP 1268791 Lot 502 DP 1268791 Lot 503 DP 1268791 Lot 504 DP 1268791 Lot 505 DP 1268791 Lot 506 DP 1268791 Lot 507 DP 1268791 Lot 508 DP 1268791 Lot 509 DP 1268791 Lot 510 DP 1268791	E1 Local Centre	E2 Commercial Centre	16.45ha
MNC2 and MNC3 in Structure Plan Part Lot 1 DP 931126 Part Lot 2 DP 1315132 Part Lot 830 DP 1324290	R1 General Residential	E2 Commercial Centre	
Part Lot 1 DP 929237	R1 General Residential	E3 Productivity Support	16.06ha
Part Lot 2 DP 1270585 Part Lot 2 DP 1207494 Part Lot 2 DP 1129143 Part Lot 34 DP 753356 Part Lot 35 DP 753356 Part Lot 2 DP 833381	R5 Large Lot Residential	R2 Low Density Residential	166.89ha
Part Lot 30 DP 1273509 Part Lot 1 DP 1270585 Part Lot 2 DP 1207494 Part Lot 1 DP 845607 Part Lot 34 DP 753356 Part Lot 11 DP 133177 Part Lot 6 DP 825239 Part Lot 5 DP 825239	R1 General Residential	R2 Low Density Residential	166.89ha

Location	Existing zoning	Proposed zoning	Total area (approximate)
Part Lot 1 DP 126782			
Part Lot 3 DP 1238061 Part Lot 5 DP 1238061	RU2 Rural Landscape	R2 Low Density Residential	
VC Residential on Structure Plan Part Lot 33 DP 753356 Part Lot 252 DP 1206505 Part Lot 3 DP 1186208 Part Lot 34 DP 753356 Part Lot 1 DP 1015678 Part Lot 2 DP 1015678 Part Lot 30 DP 1273509 Part Lot 82 DP 1160137	R1 General Residential	R3 Medium Density Residential	95.15ha
MNC Residential in Structure Plan Part Lot 1 DP 931126 Part Lot 310 DP 1320545 Part Lot 1 DP 126563 Part Lot 2 DP 1298683 Part Lot 10 DP 1246346 Part Lot 1 DP 1238061 Part Lot 2 DP 1238061 Part Lot 4 DP 1238061 Part Lot 5 DP 1238061 Part Lot 2 DP1315132	R1 General Residential	R3 Medium Density Residential	
Mixed Use in Structure Plan Part Lot 2 DP 1315132 Part Lot 2 DP 1298683	R1 General Residential	MU1 Mixed Use	1.69ha
Sports Grounds and District Open Spaces DSG1, DP1, DP2, LSG2, LSG3, LSG4, LSG5 in Structure Plan Part Lot 1 DP 126563, Part Lot 538 DP 1313941, Lot 252 DP 1206505 and Part Lot 33 DP 753356 Part Lot 5 DP 1238061, Lot 4 DP 1238061 and Lot 3 DP 1238061 Part Lot 1 DP 1015678 Part Lot 28 DP 1243505 and Part Lot 310 DP 1320545 Lot 1 DP 372042 Part Lot 4 DP 865914	R1 General Residential RU2 Rural Landscape, R1 General Residential & R2 Low Density Residential R1 General Residential R1 General Residential C3 Environmental Management & R1 General Residential SP2 Infrastructure Educational Establishment & C3 Environmental Management	RE1 Public Recreation	69.07ha
Part Lot 1 DP 1033551 Lot 2 DP 848283 Part Lot 2 DP 1033551	R1 General Residential	C4 Environmental Living	52.44ha
Part Lot 1 DP 1273509	R1 General Residential	R5 Large Lot Residential	4,587m ²

Location	Existing zoning	Proposed zoning	Total area (approximate)
Part Lot 35 DP 753356	R5 General Residential	R1 General Residential	22.16ha

5.1.2 Height of building

Changes to the maximum height of buildings control are proposed across the Precinct to support and regulate residential and commercial built form development as envisioned in the 2025 Structure Plan. The proposed maximum building height controls are based upon urban design analysis undertaken to inform the preparation of the 2025 Structure Plan.

The proposed Height of Buildings Map provided below delineates the introduction of proposed height of building amendments within the Precinct. The height of buildings map is also provided within **Section 7** of this Planning Proposal.

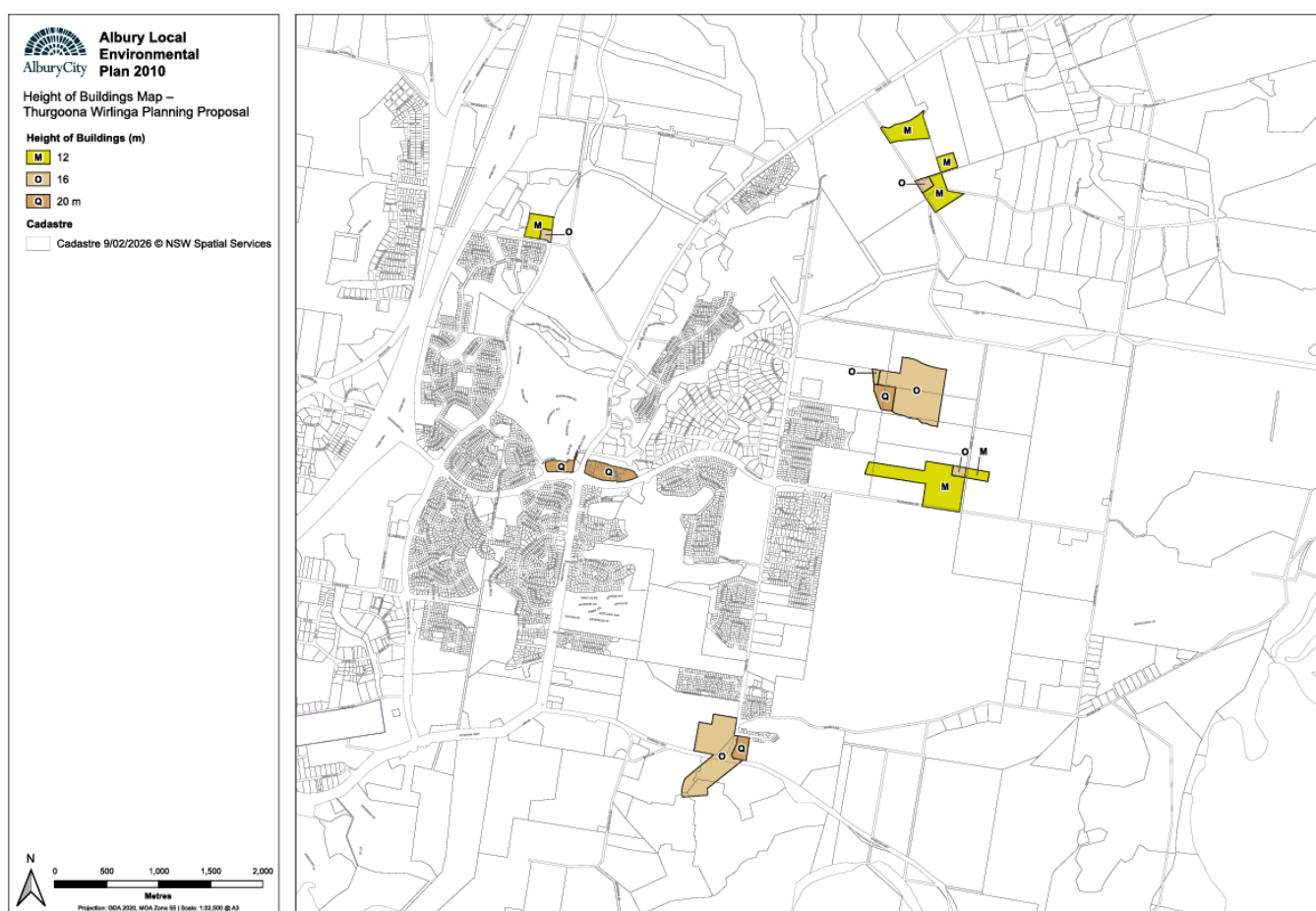


Figure 16: Proposed Height of Buildings Map with height of building amendments bolded.

(Source: Mecone)

A detailed summary of the proposed maximum height of building amendments is provided at **Table 4** below.

Table 4: Proposed maximum height of building

Location	Existing maximum height of building	Proposed maximum height of building	Total area (approximate)
Part Lot 82 DP 1160137 VC1 in Structure Plan Part Lot 30 DP 1273509 VC2 in Structure Plan Part Lot 33 DP 753356 VC3 in Structure Plan	N/A	16m	3.91Ha
MNC1, MNC2 and MNC3 in Structure Plan Lot 800 DP 1139286 Lot 627 DP 1139971 Part Lot 620 DP 717911 Lot 33 DP 1243617 Lot 32 DP 1243617 Lot 301 DP 1206159 Lot 401 DP 1237616 Lot 501 DP 1268791 Lot 502 DP 1268791 Lot 503 DP 1268791 Lot 504 DP 1268791 Lot 505 DP 1268791 Lot 506 DP 1268791 Lot 507 DP 1268791 Lot 508 DP 1268791 Lot 509 DP 1268791 Lot 510 DP 1268791 Part Lot 1 DP 931126 Part Lot 2 DP 1315132 Part Lot 830 DP 1324290	N/A	20m	16.45ha
Mixed Use in Structure Plan Part Lot 2 DP 1315132 Part Lot 2 DP 1298683	N/A	16m	1.69ha
VC Residential on Structure Plan Part Lot 33 DP 753356 Part Lot 252 DP 1206505 Part Lot 3 DP 1186208 Part Lot 34 DP 753356 Part Lot 1 DP 1015678 Part Lot 2 DP 1015678 Part Lot 30 DP 1273509 Part Lot 82 DP 1160137	N/A	12m	50.05ha

Location	Existing maximum height of building	Proposed maximum height of building	Total area (approximate)
MNC Residential in Structure Plan Part Lot 1 DP 931126 Part Lot 310 DP 1320545 Part Lot 1 DP 126563 Part Lot 2 DP 1298683 Part Lot 10 DP 1246346 Part Lot 1 DP 1238061 Part Lot 2 DP 1238061 Part Lot 4 DP 1238061 Part Lot 5 DP 1238061 Part Lot 2 DP1315132	N/A	16m	45.11ha

5.1.3 Floor space ratio

The Planning Proposal seeks to introduce Floor Space Ratio (FSR) planning controls in the urban centres and surrounding medium density residential zones, to give effect to the objectives of the Thurgoona Wirlinga Precinct Structure Plan 2025 which include reinforcing the need to accommodate a variety of uses within the urban centres including housing and commercial uses to support a growing community, promote employment opportunities and reduce the need for car travel.

A draft Precinct-specific DCP (**Appendix A**) will support the implementation of these objectives.

The proposed maximum FSR controls will work in conjunction with maximum height of building controls to establish an appropriate built form to support the urban centres. Proposed commercial and residential maximum FSRs have been tested alongside the proposed planning controls (Precinct-specific DCP (**Appendix A**)) to establish that the objectives for commercial development and diverse housing types can be achieved.

The E1 Local Centre zone and E2 Commercial Centre zone are proposed to have a maximum FSR of 0.5:1. This ratio will allow for commercial uses at a scale which reflects the objectives of the urban centres in the Thurgoona Wirlinga Precinct and the zones provisions in the Albury LEP.

No FSR is proposed for the two MU1 Mixed-Use zones, which will provide flexibility to accommodate medium density residential and/or commercial development at a scale that reflects the objectives of the urban centres in the Thurgoona Wirlinga Precinct and the zones provisions in the Albury LEP.

In the R3 Medium Density Residential zones, a maximum FSR of 1.5:1 is proposed to align with State planning controls for low to mid-rise housing in the Housing SEPP 2021 (**refer Section 180**).



Figure 17: Proposed Floor Space Ratio Map

(Source: Mecone)

A detailed summary of the proposed floor space ratio amendments is provided at **Table 5** below.

Table 5: Proposed maximum floor space ratio

Location	Proposed maximum floor space ratio (FSR)	Total area (approximate)
MNC1 in Structure Plan (Proposed E2 Commercial Centre zone) Lot 800 DP 1139286 Lot 627 DP 1139971 Part Lot 620 DP 717911 Lot 33 DP 1243617 Lot 32 DP 1243617 Lot 301 DP 1206159 Lot 401 DP 1237616 Lot 501 DP 1268791 Lot 502 DP 1268791 Lot 503 DP 1268791 Lot 504 DP 1268791 Lot 505 DP 1268791 Lot 506 DP 1268791 Lot 507 DP 1268791 Lot 508 DP 1268791	0.5:1	16.45ha

Location	Proposed maximum floor space ratio (FSR)	Total area (approximate)
Lot 509 DP 1268791 Lot 510 DP 1268791		
MNC2 and MNC3 in Structure Plan (Proposed E2 Commercial Centre zone) Part Lot 1 DP 931126 Part Lot 2 DP 1315132 Part Lot 830 DP 1324290	0.5:1	
VC1, VC2 & VC3 in Structure Plan (Proposed E1 Local Centre zone) Part Lot 82 DP 1160137 Part Lot 30 DP 1273509 Part Lot 33 DP 753356	0.5:1	3.91ha
VC Residential on Structure Plan (Proposed R3 Medium Density Residential zone) Part Lot 33 DP 753356 Part Lot 252 DP 1206505 Part Lot 3 DP 1186208 Part Lot 34 DP 753356 Part Lot 1 DP 1015678 Part Lot 2 DP 1015678 Part Lot 30 DP 1273509 Part Lot 82 DP 1160137	1.5:1	50.05ha
MNC Residential in Structure Plan (Proposed R3 Medium Density Residential zone) Part Lot 1 DP 931126 Part Lot 310 DP 1320545 Part Lot 1 DP 126563 Part Lot 2 DP 1298683 Part Lot 10 DP 1246346 Part Lot 1 DP 1238061 Part Lot 2 DP 1238061 Part Lot 4 DP 1238061 Part Lot 5 DP 1238061 Part Lot 2 DP 1315132	1.5:1	45.11ha

5.1.4 Dwelling density and minimum lot size

A minimum dwelling density is proposed for certain residential zones to encourage housing diversity and support the delivery of the housing target within the Precinct. This is to be implemented through the addition of a new Residential Density Map and introducing a site-specific local provision under Part 7 of the Albury LEP 2010.

It is also proposed that the minimum lot size maps for certain residential zones be altered to introduce new minimum lot size provisions. Where minimum dwelling density limits are to apply, it is proposed that no minimum lot size requirements apply, which will affect the proposed R3 Medium Residential and Mixed-Use zones (Village Centre Residential and Major Neighbourhood Residential in Structure Plan). This is sought to prevent potential conflicts that can arise where dwelling density requirements and minimum lot size limits apply.

No minimum lot size limits are proposed to the E1 Local Centre (Village Centres in Structure Plan) and the E2 Commercial Centre zones (Major Neighbourhood Centres in Structure Plan, which is consistent with other existing E1 and E2 lands within the Albury LGA.

An extract of the proposed Residential Density Map is provided at **Figure 17** and the proposed Minimum Lot Size map at **Figure 18**. The maps are also provided within **Section 7** of this Planning Proposal.

The dwelling density and minimum lot sizes that are proposed to be applied to the Precinct have been refined from the parameters recommended within the 2025 Structure Plan. This is described in further detail within **Section 3.6** of this Planning Proposal.



Figure 18: Proposed Residential Density Map

(Source: Mecone)

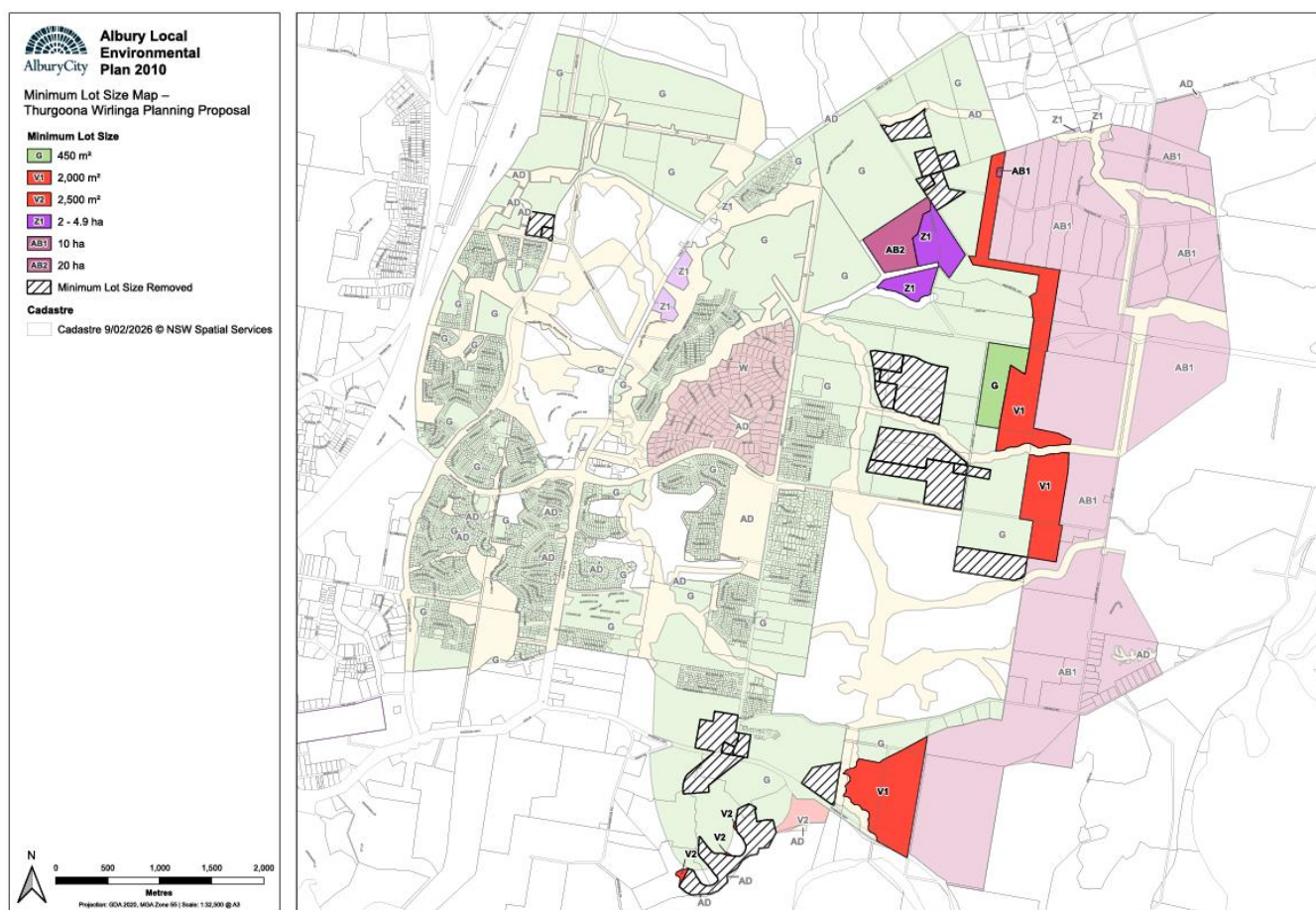


Figure 19: Proposed Minimum Lot Size Map

(Source: Mecone)

Proposed wording is provided below.

Example wording is provided below for the proposed site-specific local provision:

Clause 7.15 Minimum Dwelling Density on Land in the Thurgoona Wirlinga Precinct Area

1) The objectives of this clause are as follows—

- (a) to ensure the provision of a mix of dwelling types and housing choices,
- (b) to ensure the efficient use of public infrastructure and land resources,
- (c) to meet the demand for regional housing,
- (d) to ensure the viability of public transport, recreation, community facilities and other services in the area.

2) This clause applies to land identified as “Dwelling Density” on the Dwelling Density Map

3) Development consent must not be granted for the subdivision of land unless the consent authority is satisfied the subdivision—

- (a) will result in at least the dwelling density shown for the land on the Dwelling Density Map.

4) In this clause— dwelling density means the ratio of the number of dwellings to each hectare of land, including internal roads, but excluding collector roads and land used for public open space or a purpose other than residential accommodation. This local provision will enable the delivery of varying density and different housing typologies throughout Thurgoona Wirlinga Precinct. The minimum dwellings per hectare outcome is proposed over the R3 zoned portion of the precinct.

A detailed summary of the proposed dwelling density and minimum lot size amendments is provided at **Table 5** below.

Table 6: Proposed minimum dwelling density and minimum lot size

Location	Proposed dwelling density	Existing minimum lot size	Proposed minimum lot size	Total area (approximate)
VC Residential in Structure Plan Proposed to be rezoned R3 Part Lot 33 DP 753356 Part Lot 252 DP 1206505 Part Lot 3 DP 1186208 Part Lot 34 DP 753356 Part Lot 1 DP 1015678 Part Lot 2 DP 1015678 Part Lot 30 DP 1273509 Part Lot 82 DP 1160137	15 dwellings / ha	450m ²	Nil	50.05ha
MNC Residential on Structure Plan - Proposed R3 zoned land Part Lot 1 DP 931126 Part Lot 310 DP 1320545 Part Lot 1 DP 126563 Part Lot 2 DP 1298683 Part Lot 10 DP 1246346 Part Lot 1 DP 1238061 Part Lot 2 DP 1238061 Part Lot 4 DP 1238061 Part Lot 5 DP 1238061 Part Lot 2 DP1315132	20 dwellings / ha	450m ²	Nil	45.11ha
Proposed R2 zoned land Part Lot 2 DP 1270585 Part Lot 2 DP 1207494 Part Lot 2 DP 1129143 Part Lot 34 DP 753356 Part Lot 35 DP 753356 Part Lot 2 DP 833381 Part Lot 30 DP 1273509 Part Lot 1 DP 1270585 Part Lot 2 DP1207494 Part Lot 1 DP 845607 Part Lot 34 DP 753356 Part Lot 11 DP 133177 Part Lot 6 DP 825239 Part Lot 5 DP 825239 Part Lot 1 DP 126782	N/A	450m ² 2ha 10ha	2,000m ²	165.82ha
Southern-most R2 Low Density Residential Lands Part Lot 3 DP 1238061 Part Lot 5 DP 1238061	N/A	100ha	2,500m ²	10,682m ²

Location	Proposed dwelling density	Existing minimum lot size	Proposed minimum lot size	Total area (approximate)
Note: 2,500m ² will be implemented as the minimum lot size at the southern-most R2 Low Density Residential lands to align with existing minimum lot size requirements of existing and adjoining R2 zoned land.				
Existing R1 General Residential to be rezoned to C4 Environmental Living Part Lot 1 DP 1033551	N/A	450m ²	20ha	23.14ha
Existing R1 General Residential to be zoned to C4 Environmental Living Lot 2 DP 848283 Part Lot 2 DP 1033551	N/A	450m ²	2ha	29.29ha
Existing R5 Large lot residential to be rezoned to R1 General Residential Part Lot 35 DP 753356	N/A	10ha	450m ²	22.16ha
Existing R1 General Residential to be rezoned to R5 Large Lot Residential Part Lot 1 DP 1273509	N/A	450m ²	10ha	4,587m ²
VC1, VC2 & VC3 in Structure Plan Part Lot 82 DP 1160137 Part Lot 30 DP 1273509 Part Lot 33 DP 753356	N/A	450m ²	Nil	3.91ha
MNC2 and MNC3 in Structure Plan Part Lot 1 DP 931126 Part Lot 2 DP 1315132 Part Lot 830 DP 1324290	N/A	450m ²	Nil	16.45ha
Proposed RE1 Land Part Lot 1 DP 126563, Part Lot 538 DP 1313941, Lot 252 DP 1206505 and Part Lot 33 DP 753356 Part Lot 5 DP 1238061, Lot 4 DP 1238061 and Lot 3 DP 1238061 Part Lot 1 DP 1015678 Part Lot 28 DP 1243505 and Part Lot 310 DP 1320545 Lot 1 DP 372042 Part Lot 4 DP 865914	N/A	450m ² 2,500m ²	Nil	69.07ha
Existing R1 General Residential to be rezoned to Mixed Use Land Part Lot 2 DP 1315132 Part Lot 2 DP 1298683	N/A	450m ²	Nil	1.69ha

5.1.5 Land reservation acquisition

The Land Reservation Acquisition Map identifies land to be acquired by an authority of the State for a specific purpose. The Planning Proposal seeks to amend the map to reserve land for acquisition. An extract of the proposed Land Reservation Acquisition Map is provided below and within **Section 7** of this Planning Proposal.

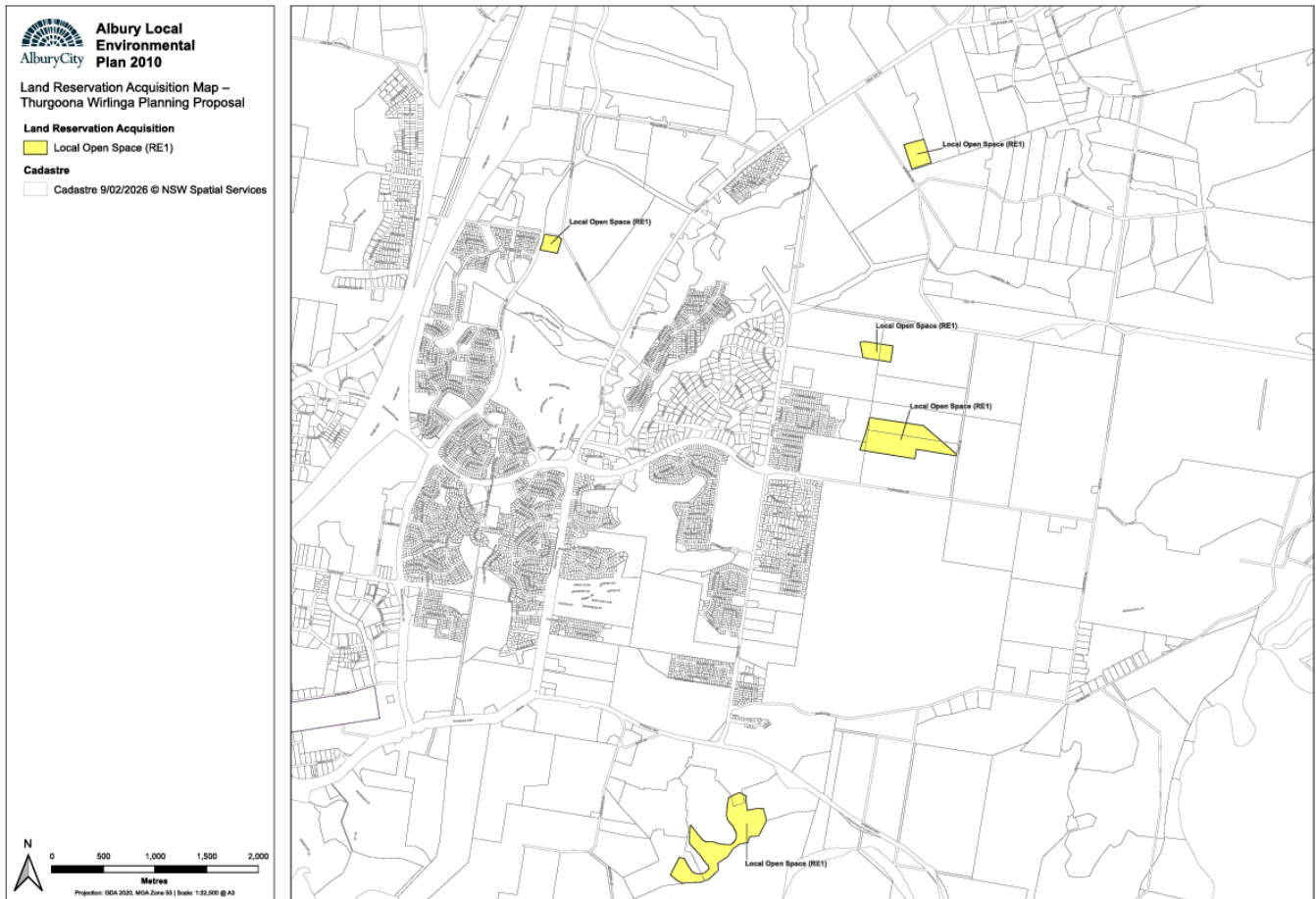


Figure 20: Proposed Land Reservation Acquisition Map

(Source: Mecone)

The land proposed to be added to the Land Reservation Acquisition Map is outlined in **Table 6** below.

Table 7: Land reservation acquisition map

Location	Proposed zone	Purpose	Acquisition authority
Part Lot 1 DP 126563 Part Lot 7 DP 1301650 Part Lot 252 DP 1206505 Part Lot 33 DP 753356	RE1 Public Recreation	Local open space (DSG1 in 2025 Structure Plan)	Council
Part Lot 1 DP 1015678	RE1 Public Recreation	Local open space (LSG2 in 2025 Structure Plan)	Council
Part Lot 28 DP 1243505 Part Lot 310 DP 1320545	RE1 Public Recreation	Local open space (LSG3 in 2025 Structure Plan)	Council
Part Lot 4 DP 865914	RE1 Public Recreation	Local open space (LSG5 in 2025 Structure Plan)	Council
Part Lot 1 DP 126563 Part Lot 33 DP 753356	RE1 Public Recreation	Local open space (DP1 in 2025 Structure Plan)	Council
Part Lot 5 DP 1238061 Part Lot 4 DP 1238061 Part Lot 3 DP 1238061	RE1 Public Recreation	Local open space (DP2 in 2025 Structure Plan)	Council

5.1.6 Site-Specific Amendments

Amendment No.23 to the LEP introduced clause 7.11 Development requiring the preparation of a Development Control Plan (DCP) and Clause 7.14 Development on certain land at Willowbank Road, East Albury in August 2018. This Planning Proposal seeks to amend Clause 7.11 and Clause 7.14 to also apply to the proposed E3 Productivity Support zone at Thurgoona Drive, known as Part Lot 1 DP 929237.

Council's proposed draft precinct-specific DCP at **Appendix A** does not include development controls for light industrial uses. Identifying part of the subject land (Part Lot 1 DP 929237) under Clause 7.11 ensures that a precinct-specific DCP is in place that includes detailed urban design controls to establish future built form outcomes and expectations for development in that part of the Precinct.

In addition, it is proposed that Clause 7.14 be amended to apply also to the same site at Thurgoona Drive, and that this land would be identified as 'Area B' under this clause. This approach is to establish minimum floor space requirements for certain business uses. This is proposed in lieu of imposing a broader maximum non-residential floor space requirement to all centres, as recommended within the 2025 Structure Plan (**Appendix M**), to provide a more targeted approach to preserving the retail hierarchy of Albury LGA, without risking hindering future development of new and existing centres. This variation from the 2025 Structure Plan is described within **Section 3.6** of this Planning Proposal. These amendments will support the delivery of light industrial uses within the E3 Productivity Support zone and encourage developments for the purpose of business and office premises and specialised retail premises to be concentrated within the new major neighbourhood and village centres identified in the 2025 Structure Plan and rezoned under this Planning Proposal.

Example wording for the proposed amendments to Clause 7.11 and Clause 7.14 is provided below with amended text bolded and underlined.

7.11 Development requiring the preparation of a development control plan—Willowbank Road, East Albury and Thurgoona Drive, Thurgoona

- (1) *The objective of this clause is to ensure that development on certain land occurs in accordance with a site-specific development control plan.*
- (2) *This clause applies to land at Willowbank Road, East Albury, being Part Lot 156, DP 753326, Part Lot 2, DP 999814 and Part Lot 37, DP 1007315 and land at Thurgoona Drive, Thurgoona, being Part Lot 1 DP 929237.*
- (3) *Development consent must not be granted for development on land to which this clause applies unless a development control plan that provides for the matters specified in subclause (4) has been prepared for the land.*
- (4) *The development control plan must provide for all of the following—*
 - (a) *an audit of infrastructure requirements, and measures for facilitating the meeting of those requirements, including reticulated water, drainage, sewerage and road networks,*
 - (b) *investigation and identification of existing Aboriginal cultural heritage resources and appropriate management and mitigation measures,*
 - (c) *an overall landscape strategy that details landscaping requirements to assist in providing appropriate outcomes with surrounding land that improves the general aesthetics and protects and assists visual amenity,*
 - (d) *detailed urban design controls that establish future outcomes and expectations for development of the site, including for Willowbank Road, East Albury a minimum setback of 100 metres from the Murray River,*
 - (e) *stormwater management measures, including water sensitive urban design principles.*

7.14 Development on certain land at Willowbank Road, East Albury and Thurgoona Drive, Thurgoona

- (1) *The objectives of this clause are—*
 - (a) *to maintain the commercial hierarchy of Albury, and*
 - (b) *to manage the amenity of the surrounding residential areas.*
- (2) *This clause applies to development for the purposes of business premises, office premises and specialised retail premises on land at Willowbank Road, East Albury and Thurgoona Drive, Thurgoona, identified as “Area B” on the [Land Zoning Map](#).*
- (3) *Development consent must not be granted to development to which this clause applies if the gross floor area of the business premises, office premises or specialised retail premises will exceed 250m².*
- (4) *In deciding whether to grant development consent to development to which this clause applies, the consent authority must—*
 - (a) *consider the economic impact of the development, and*
 - (b) *be satisfied the development maintains the commercial hierarchy of Albury.*

5.1.7 Urban Release Area

It is proposed to amend the Urban Release Area Map to identify all undeveloped areas within the Precinct as part of the Urban Release Area, in accordance with the 2025 Structure Plan boundary. This amendment is sought as a correction to the existing map, which does not currently identify a significant portion of undeveloped land at the north-western corner of the Precinct, as well as some other minor inconsistencies.

The same Urban Release Area Map is replicated in the State Environmental Planning Policy (Planning Systems) 2021 to support designated State public infrastructure provisions.

Accordingly, this Planning Proposal also seeks corresponding amendments to the Urban Release Area Map in the Planning Systems SEPP. This will maintain alignment between the Albury LEP and State environmental planning policy and provide a clear and consistent framework for future development and assessment within the precinct.

An extract of the proposed Urban Release Area Map for Albury LEP and for the Planning Systems SEPP is provided below and at **Section 7** of this Planning Proposal.

As described above, a supporting draft DCP has also been prepared to accompany this Planning Proposal (**Appendix A**). This DCP will replace the existing Part 19 Urban Release Areas once adopted and aligns with the proposed amendment to the Urban Release *Urban Release Area Map*.

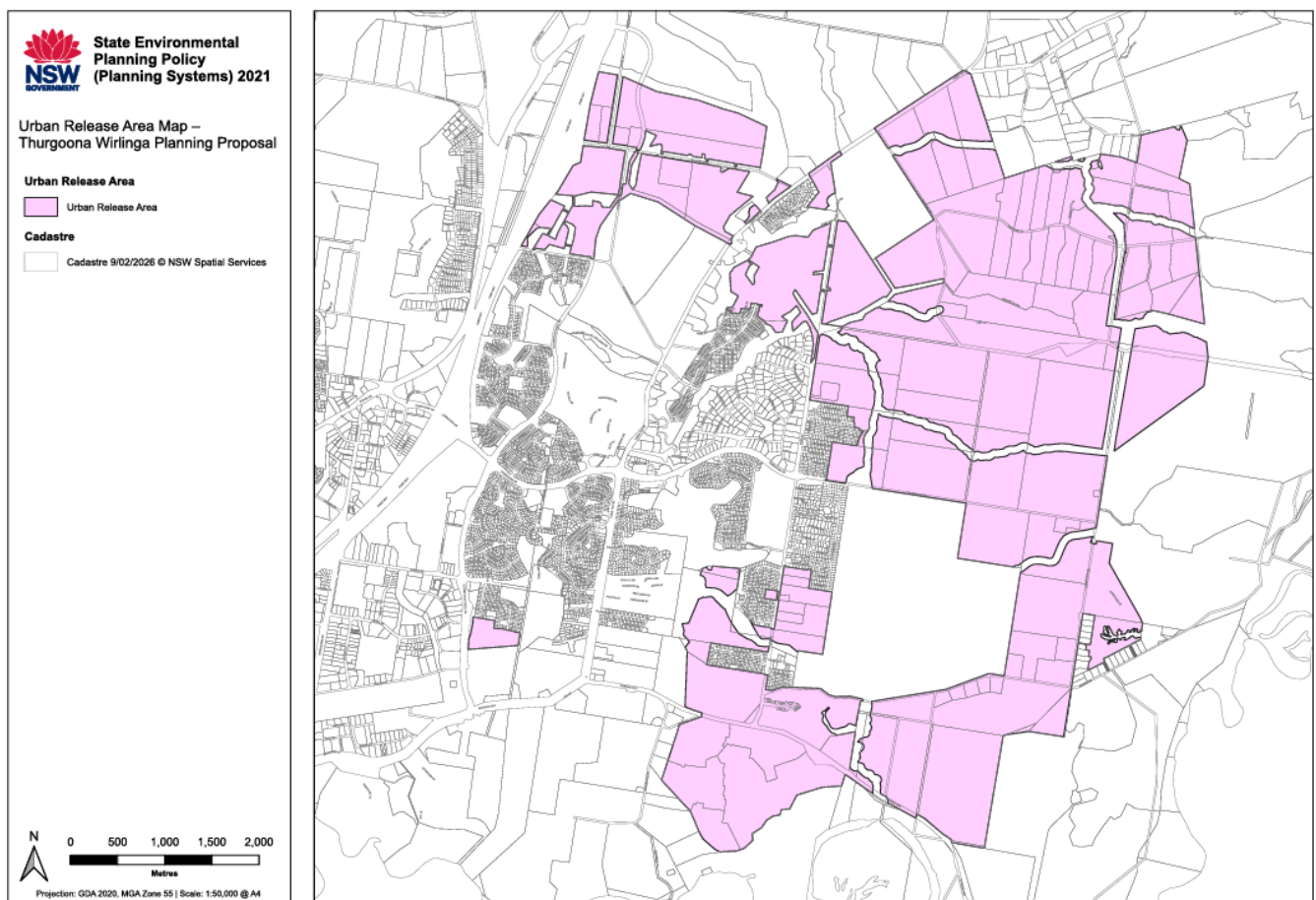


Figure 21: Proposed Urban Release Area Map

(Source: Mecone)

5.1.8 Greenfield Housing Code Area

It is proposed to amend the Greenfield Housing Code Area Map under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Exempt and Complying SEPP) to align with the revised Urban Release Area boundary proposed under the Albury LEP.

This amendment will ensure consistency between the LEP and relevant State environmental planning policies and maintain the appropriate application of the Greenfield Housing Code to land within the updated precinct boundary.

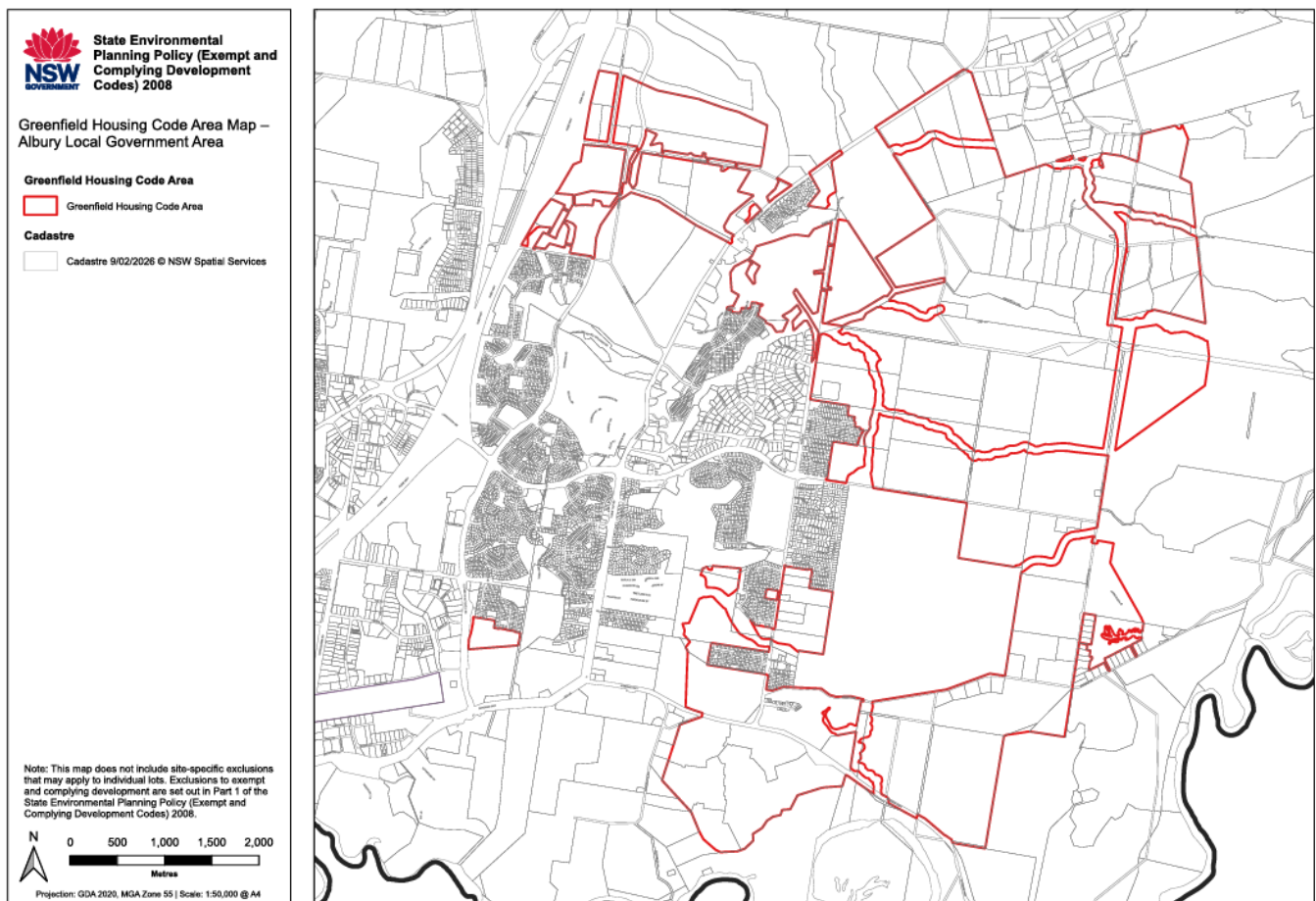


Figure 22: Proposed Greenfield Housing Area Code Map

(Source: Mecone)

6 Justification of strategic and site-specific merit

The Planning Proposal has been assessed for strategic justification against the following State and local planning strategies, policies and guidelines, state environmental planning policies, and Ministerial Directions:

- *Riverina Murray Regional Plan 2041* (Regional Plan)
- Albury Local Strategic Planning Statement (LSPS)
- *Albury Local Housing Strategy 2023* (LHS)
- *Towards Albury 2050 Community Strategic Plan* (CSP)
- *Social Infrastructure Strategy 2025* (Albury SIS)
- State Environmental Planning Policies
- Ministerial Directions.

6.1 Strategic merit

6.1.1 Need for the planning proposal

Q1. Is the Planning Proposal a result of an endorsed LSPS, strategic study or report?

Yes. The Planning Proposal is based on a long history of strategic planning for the Precinct, which is reflected and reinforced by the LSPS. Albury Wodonga, within which the Precinct is located, has been identified as a growth area since 1973 when the federal Government established Albury Wodonga as a National Growth Centre and established the Albury-Wodonga Development Corporation to deliver on this vision.

Further strategic planning was undertaken for the Precinct in the mid to late 2000's which identified capacity for 40 to 70 years of residential growth within the Precinct, which was facilitated by amendment of the Albury LEP 2010. The Precinct continues to be the primary growth area for the Albury LGA, with the 2013 Structure Plan prepared and adopted by Council in 2013 to promote coordinated development and growth within the Precinct. The 2013 Structure Plan was reviewed by AlburyCity and the 2025 Structure Plan adopted in December 2025.

The Planning Proposal aligns with and seeks to give effect to the 2025 Structure Plan through amendments to Albury LEP 2010.

The Planning Proposal is also consistent with the Regional Plan, AlburyCity's LSPS and LHS, which identify the Precinct as a growth area. This is discussed in further detail within the following sections.

Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The Planning Proposal is the best way of supporting the intended outcomes of the proposal, which cannot be delivered under the current planning framework. A Planning Proposal is required to amend the planning controls and maps under the Albury LEP 2010.

The Planning Proposal will assist in delivering coordinated growth within the Precinct. It addresses many of the impediments to development that have been identified in the 2025 Structure Plan, including the existing planning framework which encourages large-lot development and disincentives housing diversity. The Planning Proposal:

- addresses the predominance of large, detached dwellings throughout the Precinct, and increasing demand for access to community facilities, open spaces, parks and community hubs
- ensures ongoing management of biodiversity values and environmental constraints and changing movement preferences.

The Planning Proposal is supported by a draft precinct-specific DCP, which will implement the vision of the 2025 Structure Plan and ensure development is coordinated across the Precinct.

6.1.2 Relationship to the strategic planning framework

Q3. Will the Planning Proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plan or strategies)?

Yes. This Planning Proposal has been assessed against the applicable strategic planning framework for the Albury LGA. The following section demonstrates that the intended land uses are consistent with the key directions, priorities and actions of the Regional Plan, the LSPS, Towards Albury 2050, AlburyCity's Community Strategic Plan, the Albury LHS and the relevant Ministerial Directions.

Riverina Murray Regional Plan 2041

The Precinct is within the Riverina Murray Region and therefore the Riverina Murray Regional Plan 2041 applies. Under this plan Thurgoona Wirlinga is identified as a designated Growth Area. The following table includes an assessment of the Planning Proposal against the relevant directions and actions.

Table 8: Consistency with the Riverina Murray Regional Plan 2041

Objective	Topic / Theme	Consistency
Part 1 Environment		
Objective 1: Protect, connect and enhance biodiversity throughout the region	Biodiversity protection, green corridors, avoidance and minimisation of impacts.	Consistent The Precinct has distinct riparian, woodland and wetland habitats that provide habitat for a range of species. Biodiversity values have been mapped under the Stage 1 BAM (Appendix F) which informed the preparation of the 2025 Structure Plan. The Planning Proposal aligns with the 2025 Structure Plan which concentrates new development for urban purposes outside areas identified as of biodiversity significance.
Objective 2: Manage development impacts within riverine environments	Protection of riverine land, waterfront planning, public access, natural hazard and ecological management.	Not applicable The Planning Proposal does not rezone any land within or adjoining any riverine environment. The watercourse network within the Precinct is already zoned for the purpose of conservation, which will not be altered under this Planning Proposal.
Objective 3: Increase natural hazard resilience	Natural hazard risk, climate resilience, bushfire and flood-aware land use planning.	Consistent Natural hazards were considered in the 2025 Structure Plan which informs this Planning Proposal. A Strategic Bushfire Study is provided at Appendix E.

Objective	Topic / Theme	Consistency
Part 2 Communities and places		
Objective 4: Support Aboriginal aspirations through land use planning	Aboriginal land rights, native title, cultural connection to Country, economic participation and integration of Aboriginal aspirations in planning.	Consistent Aboriginal cultural heritage sites including archaeological sites, stone scatters and culturally scarred trees may be located within the Precinct, as noted within the Albury City-Wide Aboriginal Cultural Heritage Study 2020 at Appendix G. The Draft precinct-specific DCP at Appendix A includes planning controls that will implement the recommendations of the City-Wide Study to ensure that risks to Aboriginal cultural heritage sites are mitigated.
Objective 5: Ensure housing supply, diversity, affordability and resilience	Housing supply, affordability, infill opportunities, infrastructure sequencing, construction capacity, demographic needs, resilient and energy-efficient housing.	Consistent The Planning Proposal supports long-term housing delivery in the Precinct, which is Albury's major growth area and aligns LEP land use parameters with the 2025 Structure Plan.
Objective 6: Support housing in regional cities and their sub-regions	Urban growth in regional cities, infill and higher-density housing, coordinated structure planning, managing rural to residential transition and aligning growth with infrastructure.	Consistent The Planning Proposal supports AlburyCity's long-term housing strategy by aligning zoning and planning controls with the 2025 Structure Plan, facilitating coordinated greenfield growth and future infrastructure staging within the city's primary urban release area.
Objective 7: Provide for appropriate rural residential development	Rural lifestyle housing, managing land-use conflict, protecting agricultural land, minimising fragmentation, infrastructure efficiency, avoiding environmental and hazard-prone areas.	Consistent The Planning Proposal seeks to rezone a small and marginal area of rural land for residential purposes. This land has long been used for residential activities and no longer contributes to productive rural use. Its rezoning formalises the existing land use pattern and represents minimal loss of rural land within the locality. Because the area is already fragmented and does not form part of any larger viable rural holding, its transition to a residential zone will not impact rural productivity or the integrity of surrounding rural land. The change supports orderly development consistent with the 2025 Structure Plan. To ensure an appropriate interface with remaining rural areas, the draft precinct specific DCP at Appendix A includes development controls that manage built form, landscaping and amenity along these boundaries.
Objective 9: Plan for resilient places that respect local character	Local character, cultural heritage, place-making, and integrated urban design.	Consistent The Planning Proposal supports improved delivery of walkable neighbourhoods, centre hierarchy and integrated open space networks.

Objective	Topic / Theme	Consistency
Objective 11: Plan for integrated and resilient utility infrastructure	Integrated servicing, infrastructure capacity, water security, telecommunications access, and resilient utility networks.	Consistent A staging plan has been prepared as part of the 2025 Structure Plan to ensure new urban growth is supported by infrastructure. The staging plan will be implemented through the draft precinct-specific DCP at Appendix A.
Part 3 Economy		
Objective 15: Support the economic vitality of CBDs and main streets	Retail vitality, centre-focused growth, mixed-use activation, local character and accessibility.	Consistent The Planning Proposal introduces new neighbourhood and local centres, to be zoned E1 Local Centre and E2 Commercial Centre. The new centres are required to support the residential growth anticipated. The 2021 Retail Floorspace Study (Appendix J) includes demand and supply analysis that supports the inclusion of the new centres.
Objective 16: Support the visitor economy	Tourism development, agritourism, riverfront activation, cross-border tourism markets, cultural and environmental attractions.	Consistent The Planning Proposal will support the visitor economy by facilitating well planned residential neighbourhoods, improved open space networks, and enhanced access to environmental assets. Therefore, contributing to the broader liveability and amenity that underpin regional tourism appeal.
Objective 17: Strategically plan for health and education precincts	Health and education precinct planning, co-location of services, workforce attraction and mixed-use precinct development.	Consistent Indicative locations for new school sites are identified in the 2025 Structure Plan. School Infrastructure NSW provided a submission to the 2025 Structure Plan providing support for the longer-term vision for new schools within the Precinct and confirmed that locations will be confirmed through their own strategic land use planning and investigations. Accordingly, the land identified for the future purpose of schools retain their existing zoning (R1 General Residential or SP2 Educational Establishment), which already permits educational establishments with consent.
Objective 18: Integrate transport and land use planning	Freight and logistics corridors, intermodal hubs, transport infrastructure coordination, land-use compatibility, active/public transport integration, and future-proofing for emerging technologies.	Consistent New streets and walking paths will be provided within the Precinct in accordance with the 2025 Structure Plan.

Q4. Is the Planning Proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or another endorsed local strategy or strategic plan?

Yes. The Planning Proposal is consistent with the priorities and objectives of the Albury LSPS, the Albury LHS and Towards Albury 2050, AlburyCity's Community Strategic Plan (CSP).

Albury Local Strategic Planning Statement 2020

The Planning Proposal is consistent with the key objectives, priorities and actions of the Albury LSPS as described in **Table 8**.

Table 9: Consistency with the Albury LSPS

Planning Priority	Consistency and Justification
Theme 1 - A Growing Sustainable Economy	
Priority 1: Infrastructure supporting new development	Consistent The Planning Proposal seeks to support the long-term vision for the Precinct, to facilitate more than 50 years of housing supply. A coordinated approach to growth is proposed, with a Staging Plan to be implemented through the draft precinct-specific DCP (Appendix A). As illustrated in the 2025 Structure Plan, new community infrastructure will be provided to support the new residential growth.
Priority 2: Diverse, well-designed and affordable housing	Consistent This priority recognises the Thurgoona Wirlinga Structure Plan as a critical strategic document to deliver future growth. It recognises the need for a mix of residential development, housing affordability and housing choice, including housing types that respond to demographic trends of increasing lone-person households and ageing population. The Planning Proposal encourages diversity of residential development through the application of minimum dwelling density controls and zoning amendments. The priority is supported by Action 2.1. which states: <i>Promote good design of residential development through implementation of the Thurgoona Wirlinga Precinct Structure Plan and recently amended residential development provisions of the Albury Development Control Plan 2010 (Part 10).</i> The Planning Proposal is supported by a precinct-specific DCP (Appendix A), which will support the implementation of the 2025 Structure Plan by promoting good design outcomes in new developments within the Precinct.
Priority 3: A growing sustainable economy	Consistent The Planning Proposal will support the growth of Albury's economy through the provision of new centres which will provide opportunities for new employment and services, supporting the growth of Thurgoona Plaza, which is expected to evolve over time to function as a district centre.
Priority 4: Leveraging our strategic location through transport and logistics	Consistent The Planning Proposal will not impede any major transport corridor or infrastructure.

Planning Priority	Consistency and Justification
Priority 5: Integrated transport network including active transport	Consistent New transport infrastructure including a new street network and active transport links, will be provided throughout the Precinct to service new growth in accordance with the 2025 Structure Plan. The requirement for the delivery of the new infrastructure is addressed within the draft precinct-specific DCP at Appendix A.
Priority 6: Vibrant CBDs and strong local centres	Consistent This priority recognises centres within the Precinct as important to supporting retail in local centres, while acknowledging the primacy of the Albury CBD. The Planning Proposal is consistent with Priority 6 as it seeks to implement a staged approach to growth and the 2021 Retail Floorspace Study (Appendix J), supports the number and size of the new centres to be delivered under the Planning Proposal.
Priority 7: Coordinated and well-planned growth precinct (Thurgoona Wirlinga)	Consistent This priority specifically relates to the Precinct. The Planning Proposal is consistent with Priority 7 and its associated actions. It will be reflected in the implementation of the actions arising from the 2025 Structure Plan including the draft precinct-specific DCP (Appendix A).
Theme 2 – An Enhanced Natural Environment	
Priority 8: Respond to our unique landscape setting	Consistent The draft precinct-specific DCP at Appendix A includes development controls to manage the Precinct's interface with rural lands and sensitive views and vistas.
Priority 9: An enhanced natural environment	Consistent The Precinct contains distinct riparian, woodland and wetland habitats, which have been mapped in the Stage 1 BAM (Appendix F). A detailed master planning process informed the 2025 Structure Plan, which included constraints mapping to ensure that urban development avoids significant biodiversity. The Planning Proposal will implement the land zoning to be consistent with the 2025 Structure Plan and is considered to be consistent with Priority 9.
Priority 10: Adapting to the impacts of urban and natural hazards and climate change	Consistent Bushfire and flood constraint mapping informed the 2025 Structure Plan. The proposed intensification of residential uses sought by the Planning Proposal is outside areas affected by hazards. Further site-specific contamination investigations, bushfire assessments and flood reports will be required to be submitted at development application (DA) stages where relevant.
Theme 3 – A Caring Community	
Priority 11: Protect, conserve and celebrate our natural, built and Aboriginal cultural heritage	Consistent Aboriginal heritage values were mapped within the Precinct within the Albury City-wide Aboriginal Cultural Heritage Study 2020 (Appendix G). Areas identified as sensitive are concentrated around the creek network, which are not proposed to be rezoned under this Planning Proposal. Future DAs will require detailed Aboriginal cultural heritage assessments where located within areas of medium to high cultural sensitivity. This requirement is proposed to be implemented as a control within the precinct-specific DCP (Appendix A).

Planning Priority	Consistency and Justification
Priority 12: Great places for our community to enjoy	Consistent The Planning Proposal co-locates new centres, open space, community facilities (as identified under 2025 Structure Plan) and increased residential density as envisaged under this priority. Further to this, a network of new active transport links will service the Precinct.

Albury Local Housing Strategy 2023

The Albury Local Housing Strategy (LHS) identifies current and future housing needs to guide planning decisions that support population growth and demographic change. The strategy focuses on the themes of supply, diversity, affordability, and resilience, aiming to deliver well-located, sustainable, and affordable homes across the LGA. The Planning Proposal is considered to be consistent with the Albury Local Housing Strategy, as it will support housing supply and diversity within a designated growth area. A summary of the Planning Proposal's consistency with key strategies of the Albury LHS is provided within **Table 9**.

Table 10: Albury Local Housing Strategy Assessment

Strategies	Consistency and Justification
Strategy two: Ensure all new housing development is properly supported by infrastructure	Consistent The Planning Proposal is consistent with this strategy as it seeks to coordinate residential growth with the delivery of new infrastructure. The 2025 Structure Plan sets the vision and framework for the delivery of new growth, which is supported by the draft precinct-specific DCP at Appendix A and the <i>Interim Albury Local Infrastructure Contributions Plan 2025</i>.
Strategy four: Boost the proportion of overall housing stock that provides medium and high density options	Consistent A key objective underpinning the Planning Proposal is to promote housing diversity within the Precinct. This will be achieved by supporting increased density around planned centres and social infrastructure.
Strategy five: Incentivise the private market to provide a wider variety of dwelling types	Consistent The Planning Proposal seeks to facilitate more diverse dwelling typologies through the implementation of minimum dwelling density requirements and amendment of the existing land use zones that apply within the Precinct. AlburyCity will continue to work with proponents and the community to deliver this vision.
Strategy seven: Present a clear policy position statement on affordable housing	Consistent The provision of more diverse dwelling types within the Precinct will support housing affordability objectives.
Strategy ten: Strengthen our social resilience	Consistent The Precinct has been identified as Albury's primary growth area for some time. The Planning Proposal and accompanying 2025 Structure Plan will facilitate high-quality social infrastructure provision, as envisaged by this strategy.
Strategy eleven: Improve the environmental performance of new residential estates	Consistent The draft precinct-specific DCP at Appendix A includes provisions to ensure that the objectives of this strategy are supported throughout the Precinct.

Strategies	Consistency and Justification
Strategy twelve: Encourage design and delivery of sustainable homes	Consistent The draft precinct-specific DCP at Appendix A includes provisions to ensure that the objectives of this strategy are supported throughout the Precinct.

Towards Albury 2050

Towards Albury 2050 is Albury's Community Strategic Plan which provides a long-term approach and plan for the future community from 2025 to 2050. Towards Albury 2050 is structured under four strategic directions; a growing sustainable community, an enhanced natural environment, a caring community and a leading community.

Towards Albury 2050 provides a number of strategic actions of relevance to the Planning Proposal, as described within **Table 10** below.

Table 11: Towards Albury 2050

Outcomes	Relevant Strategic Actions	Consistency and Justification
Outcome 1.1 - Albury is a vibrant city, providing high-quality sustainable infrastructure, industry leading services and amenities.	Strategic action 1.1.1 Encourage sustainable residential and commercial development. Strategic action 1.1.3 Plan for diverse, well-designed and affordable housing options.	Consistent The Planning Proposal is consistent with Outcome 1.1 and in particular strategic directions 1.1.1 and 1.1.3 as it: • Will facilitate new residential and commercial development in an area identified for urban growth subject to extensive strategic planning. • Will facilitate diverse housing stock of typologies identified as undersupplied within the region. This will support more affordable housing options.
Outcome 1.2 - Albury has an accessible, integrated transport network that connects our city through safe and efficient travel options.	Strategic action 1.2.1 Effectively plan, upgrade and maintain our network of roads, bridges, bike networks, footpaths, walkways and street lighting.	Consistent The Planning Proposal will facilitate the delivery of a new road and active transport network.
Outcome 2.1 - Albury is a net zero and climate resilient city that values the environment.	Strategic action 2.1.1 Our buildings, facilities and activities contribute to achieving net zero emissions. Strategic action 2.1.2 Support our community in adapting to climate change. Strategic action 2.1.4 Encourage and support our community to protect, enhance and preserve the natural environment.	Consistent The Stage 1 BAM (Appendix F) has informed the 2025 Structure Plan and informs this Planning Proposal. Areas of high biodiversity significance are avoided for the purpose of urban zoning to preserve biodiversity values within the Precinct.
Outcome 2.2 - Albury embraces the cultural heritage of Aboriginal	Strategic action 2.2.1 Protection, conserve and celebrate our	Consistent

Outcomes	Relevant Strategic Actions	Consistency and Justification
and Torres Strait Islander people.	natural, built and Aboriginal cultural heritage.	There is potential for Aboriginal heritage within the Precinct, particularly within and adjacent to creek corridors. AlburyCity will work to codesign new public infrastructure with the local Wiradjuri community.
Outcome 2.4 - Albury responsibly protects, conserves and enhances our natural assets.	Strategic action 2.4.3 Provide open spaces, parklands and improve access to our natural surroundings.	Consistent The Planning Proposal provides for new open spaces and a linear park network.
Outcome 3.5 - We are active, healthy and safe.	Strategic action 3.5.4 Provide high-quality parks, sporting spaces, natural areas and recreational facilities. Strategic action 3.5.6 Facilitate affordable recreation, sporting programs and activities for all ages and abilities. Strategic action 3.5.7 Enhance and maintain public health, safety and amenity.	Consistent The Precinct will be supported by a network of new linear parks, new sporting grounds (local and district) and community facilities that will support community enjoyment and public health.

Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

There are no other applicable State and regional studies or strategies that apply to the Planning Proposal.

Q6. Is the planning proposal consistent with applicable State Environment Planning Policies (SEPPs)?

Consideration has been given to all SEPPs in preparing the Planning Proposal. The Planning Proposal is consistent with all relevant SEPPs as outlined in the table below.

Table 12: Consistency with Relevant SEPPs

SEPP	Consistency	Comment
SEPP (Biodiversity and Conservation) 2021	Consistent	The Planning Proposal will not hinder the application of the SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Consistent	The planning proposal will amend the Greenfield Housing Code Area map under the SEPP to ensure consistency of the extent of the Urban Release Area mapping for the precinct in both instruments.
SEPP (Housing) 2021	Consistent	The Planning Proposal will not hinder the application of the SEPP.
SEPP (Industry and Employment) 2021	Not applicable	Not applicable
SEPP (Planning Systems) 2021	Consistent	The planning proposal will amend the Urban Release Area map under the SEPP to ensure consistency of the extent of mapping for the precinct in both instruments.
SEPP (Precincts - Central River City) 2021	Not applicable	Not applicable
SEPP (Precincts - Eastern Harbour City) 2021	Not applicable	Not applicable
SEPP (Precincts - Regional) 2021	Not applicable	Not applicable
SEPP (Precincts - Western Parkland City) 2021	Not applicable	Not applicable
SEPP (Primary Production) 2021	Not applicable	Not applicable
SEPP (Resilience and Hazards) 2021	Consistent	The Planning Proposal will not hinder the application of the SEPP. Future development applications will need to consider the requirements of Chapter 4.
SEPP (Resources and Energy) 2021	Not applicable	The Planning Proposal does not relate to any mining, petroleum industry or extractive industry.
SEPP (Sustainable Buildings) 2022	Consistent	The Planning Proposal does not contain any provisions that hinder the application of the SEPP.
SEPP (Transport and Infrastructure) 2021	Consistent	The Planning Proposal will not hinder the application of the SEPP.
Draft SEPP (Climate Change and Natural Hazards)	Consistent	The Planning Proposal will not hinder the application of the draft SEPP. Future development applications will need to consider the requirements of Chapter 4.

Section 9.1 Ministerial Directions

Q7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

Consideration has been given to all Local Planning Directions in preparing the Planning Proposal. The table below demonstrates how the Planning Proposal will achieve or give effect to principles, aims, objectives or policies specified in each Local Planning Direction. Where the Planning Proposal is inconsistent with any of the relevant Directions, those inconsistencies are explained and justified.

Table 13: Consistency with Local Planning Directions

Ministerial Direction	Consistency	Comments
Focus area 1: Planning Systems		
1.1 Implementation of Regional Plans	Consistent	The Planning Proposal is consistent with the Regional Plan as it provides a coordinated approach to urban growth and development in an area identified for future growth.
1.2 Development of Aboriginal Land Council land	Not applicable	There is no applicable development delivery plan made, or interim development delivery plan published.
1.3 Approval and Referral Requirements	Consistent	The Planning Proposal does not propose any changes to approval and referral requirements.
1.4 Site Specific Provisions	Justifiable inconsistent	The Planning Proposal seeks to identify the proposed E3 zoned land (known as Part Lot 1 DP 929237) under clause 7.11 Development requiring the preparation of a development control plan and clause 7.14 Development on certain land at Willowbank Road, East Albury. This would result in the requirement for a site specific DCP to be in-place prior to redevelopment for light industrial uses. Further, clause 7.14 includes a limit for the gross floor area for the purpose of business premises, office premises or specialised retail premises to not exceed 250m². These amendments are considered to be minor in the context of the overall Planning Proposal and will not impede future development.
1.4A Exclusion of Development Standards from Variation	Consistent	The Planning Proposal does not seek to increase the exclusion of development standards or any amendments to Clause 4.6.
Focus area 1: Planning Systems – Place-based		
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not applicable	The Precinct is not located in the Parramatta Road Corridor.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable	The Precinct is not located in the North West Growth Area.
1.7 Implementation of Greater Parramatta Priority Growth Area	Not applicable	The Precinct is not located in the Greater Parramatta Priority Growth Area.

Ministerial Direction	Consistency	Comments
Interim Land Use and Infrastructure Implementation Plan		
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable	The Precinct is not located in the Wilton Priority Growth Area.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable	The Precinct is not located in the Glenfield to Macarthur Urban Renewal Corridor.
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not applicable	The Precinct is not located in the Western Sydney Aerotropolis.
1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable	The Precinct is not located in the Bayside West Precinct.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable	The Precinct is not located in the Cooks Cove Precinct.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable	The Precinct is not located in the St Leonards and Crows Nest.
1.14 Implementation of Greater Macarthur 2040	Not applicable	The Precinct is not located in the Greater Macarthur Growth Area.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not applicable	The Precinct is not located in the Pyrmont Peninsula Place.
1.16 North West Rail Link Corridor Strategy	Not applicable	The Precinct is not located in the North West Rail Link Corridor.
1.17 Implementation of the Bays West Place Strategy	Not applicable	The Precinct is not located in the Bays West Precinct.
1.18 Implementation of the Macquarie Park Innovation Precinct	Not applicable	The Precinct is not located in the Macquarie Park Innovation Precinct.
1.19 Implementation of the Westmead Place Strategy	Not applicable	The Precinct is not located in the Westmead Precinct.
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not applicable	The Precinct is not located in the Camellia-Rosehill Precinct.

Ministerial Direction	Consistency	Comments
1.21 Implementation of South West Growth Area Structure Plan	Not applicable	The Precinct is not located in the South West Growth Area.
1.22 Implementation of the Cherrybrook Station Place Strategy	Not applicable	The Precinct is not located in the Cherrybrook Station Precinct.

Focus area 2: Design and Place

Focus area 3: Biodiversity and Conservation

3.1 Conservation Zones	Not applicable	AlburyCity recently undertook a review of conservation lands which introduced new conservation zoned land within the Precinct to align with values mapped under the Stage 1 BAM (Appendix F). The Planning Proposal seeks to rezone some land currently zoned as C3 Environmental Management to RE1 Public Recreation and introduce some C4 Environmental Living zoning. The new RE1 Public Recreation zone will not compromise any ecological values of the land. Future detailed design will allow for passive recreation, without undermining ecological values.
3.2 Heritage Conservation	Consistent	The Planning Proposal does not propose any changes to the heritage items identified or heritage provisions within the Albury LEP 2010.
3.3 Sydney Drinking Water Catchments	Not applicable	The land is not located within the identified LGAs.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable	The land is not located in the identified Far North Coast LGAs.
3.5 Recreation Vehicle Areas	Not applicable	The Planning Proposal will not enable land to be developed for the purpose of a recreation vehicle area.
3.6 Strategic Conservation Planning	Not applicable	The land is not identified as avoided land or a strategic conservation area
3.7 Public Bushland	Not applicable	The land is not located in the identified LGAs.
3.8 Willandra Lakes Region	Not applicable	The land is not located in the Willandra Lakes.
3.9 Sydney Harbour Foreshores and Waterways Area	Not applicable	The land is not located in the Sydney Harbour foreshore or waterway.
3.10 Water Catchment Protection	Not applicable	The land is not within a regulated water catchment

Focus area 4: Resilience and Hazards

4.1 Flooding	Consistent	The Precinct includes flood prone land, as described in further detail within Section 6.2.1 .
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Ministerial Direction	Consistency	Comments
		AlburyCity has recently undertaken a Flood Study Review of the Eight Mile Creek catchment, which the Precinct falls within (Appendix R). The Review is currently in draft, expected to be reported to Council mid to late 2026. It defines flood behaviour throughout the catchment, sources, depth and frequency. It considers the NSW Government's Flood Prone Land Policy and the Floodplain Development Manual as required under Direction 4.1. The Flood Study Review prescribes flood planning levels and the extent of the flood planning area throughout the Precinct, in accordance with the Considering Flooding in Land Use Planning Guideline 2021. The draft precinct-specific DCP (Appendix A) includes specific controls developed to address the findings of the Flood Study Review.
4.2 Coastal Management	Not applicable	The land is not identified as being in a coastal area. The Precinct is not mapped in any of the following coastal management areas as defined in the coastal zone under the Coastal Management Act 2016: - coastal wetlands and littoral rainforest area - coastal vulnerability area - coastal environment area - coastal use area.
4.3 Planning for Bushfire Protection	Consistent	The Precinct includes land mapped as bushfire prone. AlburyCity engaged with the NSW RFS in relation to the 2025 Structure Plan, receiving advice on 31 October 2025. A Strategic Bushfire Study has been prepared by Meridian Urban and is provided at Appendix E. The Study provides a detailed assessment of the potential nature of bush fire risk within the Precinct. It includes Indicative Asset Protection Zones (APZs) which confirm that APZs can be accommodated within the Precinct, complying with Chapter 4 of the Planning for Bushfire Protection 2019. The draft precinct-specific DCP at Appendix A includes provisions to manage fuel loads within vegetated corridors.
4.4 Remediation of Contaminated Land	Consistent	Land within the Precinct is already zoned for urban purposes, with residential uses already permitted with consent. Future development applications will be required to be accompanied by Preliminary Site Investigations, and Detailed Site Investigations and Remedial Action Plans, where necessary.
4.5 Acid Sulfate Soils	Not applicable	The land is not identified as containing acid sulfate soils.
4.6 Mine Subsidence and Unstable Land	Not applicable	The land is not located in a mine subsidence district and has not been identified as unstable land.

Focus area 5: Transport and Infrastructure

5.1 Integrating Land Use and Transport	Consistent	The Planning Proposal includes the rezoning of lands for urban purposes. The intent is to locate services proximate to residential lands. It is considered to be generally consistent with the aims, objectives and principles of: <i>Improving Transport Choice – Guidelines for planning and development, and</i> <i>The Right Place for Business and Services – Planning Policy.</i>
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Ministerial Direction	Consistency	Comments
5.2 Reserving Land for Public Purposes	Consistent	The Planning Proposal will not create, alter or reduce existing reservations of land for public purposes without the approval of the relevant public authority. This Planning Proposal is Council-initiated and seeks to reserve land on behalf of Council.
5.3 Development Near Regulated Airports and Defence Airfields	Not applicable	There is no regulated airport near the Precinct. The ADF land within the Precinct is not known to operate as a defence airfield.
5.4 Shooting Ranges	Not applicable	The precinct is not adjacent to/or adjoining an existing shooting range.
5.5 High pressure dangerous goods pipeline	Consistent	This Planning Proposal considers potential risks associated with the eastern gas pipeline, which extends along the Hume Highway and is proximate to the western edge of the Precinct. Notably, there are no changes proposed under this Planning Proposal that would result in an increase in population within 200m of the pipeline or introduce sensitive land uses within 200m of the pipeline
Focus area 6: Housing		
6.1 Residential zones	Consistent	The Planning Proposal will increase the dwelling capacity within the Precinct and broaden the types of housing permitted. The existing Clause 6.2 of the Albury LEP 2010 will ensure that public utility infrastructure is available prior to the delivery of residential development within the urban release area.
6.2 Caravan Parks and Manufactured Home Estates	Not applicable	The Planning Proposal does not include any caravan or manufactured home estates.
Focus area 7: Industry and Employment		
7.1 Employment Zones	Consistent	The Planning Proposal introduces new employment zones in a manner that is consistent with the objectives of this direction and is supported by retail analysis, as provided within the Retail Floorspace Study 2021 prepared by HillPDA (Appendix J).
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable	The Precinct is not located in the Byron Shire Council LGA.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable	The land is not located along the Pacific Highway, North Coast
Focus area 8: Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	Not applicable	The Planning Proposal does not change the permissibility of mining on the Precinct.

Ministerial Direction	Consistency	Comments
Focus area 9: Primary Production		
9.1 Rural Zones	Justifiably inconsistent	The Planning Proposal proposes to rezone a small quantum of land from RU2 Rural Landscape to R2 Low Density Residential at the southern extent of the Precinct. In addition, land within this area will be rezoned from RU2 Rural Landscape to RE1 Public Recreation for the purpose of a future district park. This minor rezoning will provide an even edge to the district park, that is consistent with adjoining zones.
9.2 Rural Lands	Not applicable	The Planning Proposal does not seek to amend the minimum lot size of any existing rural or conservation zone minimum lot size.
9.3 Oyster Aquaculture	Not applicable	The Precinct is not located on land in a priority oyster aquaculture area or oyster aquaculture area outside this area.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable	The Precinct is not located on the Far North Coast.

6.2 Site-specific merit

6.2.1 Environmental impacts

Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

Part of the Precinct is subject to biodiversity certification, which was initially granted on 25 February 2011, and then extended on 17 February 2026. The biodiversity certification will continue to apply to the Precinct until 24 February 2028. The existing certified area is illustrated at **Figure 23**.

The areas rezoned for urban purposes (including residential and employment zoning) are subject to biodiversity certification. Land zoned for conservation purposes is not biodiversity certified.





Figure 23: Biodiversity certification area maps

(Source: Albury Biodiversity Conservation Order)

A Biodiversity Assessment (Stage 1) (Stage 1 BAM) has been prepared by Biosis (**Appendix F**) to inform the preparation of the 2025 Structure Plan and also informs this Planning Proposal. The Stage 1 BAM was prepared to address Stage 1 of the Biodiversity Assessment Method (BAM) and provide an assessment of the biodiversity values within the investigation area and identify opportunities for urban growth that enhances the unique environmental values of the Precinct. In total 844.54 hectares of native vegetation were recorded within the investigation area, corresponding to the following Plant Community Types (PCTs):

- PCT 5 River Red-gum herbaceous-grassy very tall open forest wetland on inner floodplains in the lower slopes sub-region of the NSW South Western Slopes Bioregion and the eastern Riverina Bioregion.
- PCT 266 White Box grassy woodland in the upper slopes sub-region of the NSW South Western Slopes Bioregion.
- PCT 269 White Box - Blakely's Red Gum - Red Box - Red Stringybark shrubby woodland on shallow soils on metamorphic hills in the Albury region of the NSW South Western Slopes Bioregion.
- PCT 276 Yellow Box grassy tall woodland on alluvium or parna loams and clays on flats in NSW South Western Slopes Bioregion.
- PCT 277 Blakely's Red Gum – Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion.
- PCT 278 Riparian Blakely's Red Gum – box – shrub – sedge – grass tall open forest of the central NSW South Western Slopes Bioregion.
- PCT 360 gilgai wetland mosaic in the southern NSW South Western Slopes Bioregion.

An extract of the native vegetation map from the Stage 1 BAM is provided at **Figure 24**.

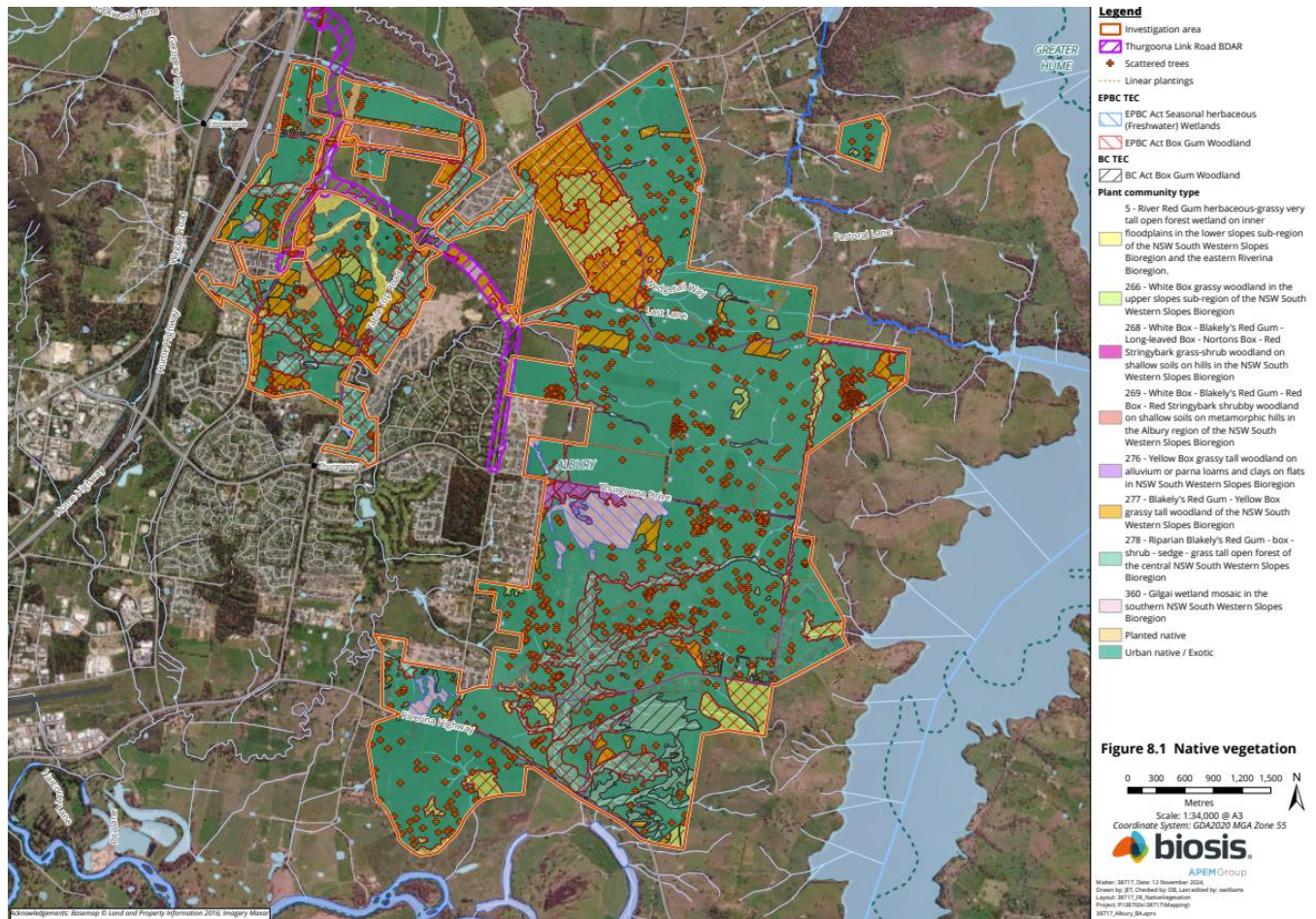


Figure 24: Native Vegetation Map

(Source: Stage 1 BAM, Biosis)

Two threatened ecological communities listed under the EPBC Act were identified within the Precinct, including Box Gum Woodland and Seasonal herbaceous (freshwater) wetlands of the Temperate Lowland Plains (Seasonal Herbaceous (freshwater) Wetlands). Six threatened fauna species including Scarlet Robin *Petroica boodang*, Flame Robin *Petroica phoenicea*, Squirrel Glider *Petaurus norfolcensis*, Masked Owl *Tyto novaehollandiae*, Sloane's Froglet *Crinia sloanei*, and Grey-headed Flying-fox *Pteropus poliocephalus*.

Four Serious and Irreversible Impact (SAIL) entities were identified as having SAIL mapped land or habitat within the investigation area, the Regent Honeyeater *Anthochaera phrygia*, Box-Gum Woodland, Swift Parrot *Lathamus discolor* and Sloane's Froglet *Crinia sloanei*.

These values informed the preparation of the 2025 Structure Plan, and resultant land use parameters sought under this Planning Proposal, in particular through the integration to public recreation lands, and concentration of residential density outside of hydrological corridors and woodland and habitat. The particular considerations that informed the 2025 Structure Plan include:

- Incorporate existing hydrological features in open space planning.
- Plan for enhancement and protection of hydrological features to maintain and enhance longitudinal connectivity.
- Incorporate stormwater runoff and retention areas into the precinct-wide drainage strategy to provide multiple aquatic habitat types within the retained hydrological features.
- Ensure hydrological corridors are planted/enhanced with suitable native species that are climate change resilient and also provide appropriate habitat for migratory species, semi-aquatic and true aquatic species.
- Incorporate existing woodland habitat corridors into green space and planning for habitat linkages within the developable land, with appropriate buffers.

- Maintain and enhance habitat linkages between roadsides and major habitat areas within the PSP area.
- Incorporate isolated paddock/habitat trees into open space where possible and allowing appropriate tree protection and retention zones.
- Concentrate key infrastructure such as services, roads and footpaths within low constraint areas, as mapped under **Figure 25**.

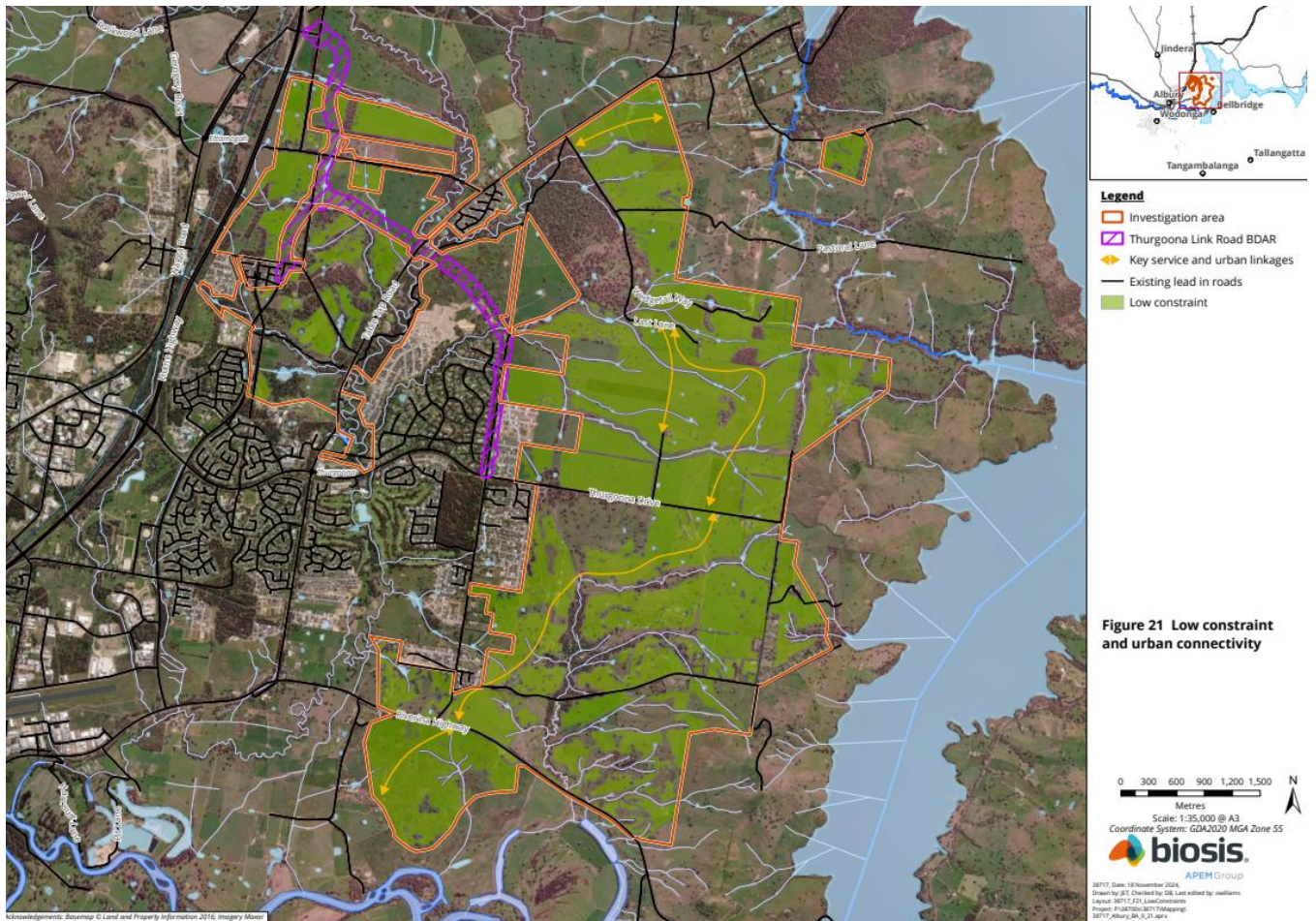


Figure 25: Low constraint and urban connectivity map

(Source: Stage 1 BAM, Biosis)

Q9. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

Bushfire

A Strategic Bushfire Study has been undertaken by Meridian Urban and is provided at **Appendix E**. The Strategic Bushfire Study provides a detailed assessment of the 2025 Structure Plan and the proposed amendments to the Albury LEP 2010 under this Planning Proposal. It identifies that the 2025 Structure Plan to which this Planning Proposal relates demonstrates suitability of land use with respect to bush fire exposure. It is considered that overall, the 2025 Structure Plan represents a balanced approach which integrates consideration of bush fire hazard and risk to mitigate potential for impact in the long term.

An extract of the Bush Fire Prone Land Map provided at **Figure 26** identifies that the majority of the Precinct is subject to Category 3 vegetation hazard, which is largely dominated by grasslands. The Strategic Bushfire Study identifies that 62% of the Precinct is subject to Category 3 hazard (over 2,860ha), 3% of the Precinct subject to Category 1 hazard (143ha) and 0.05% of the Precinct subject to Category 2 hazard (2.5ha).

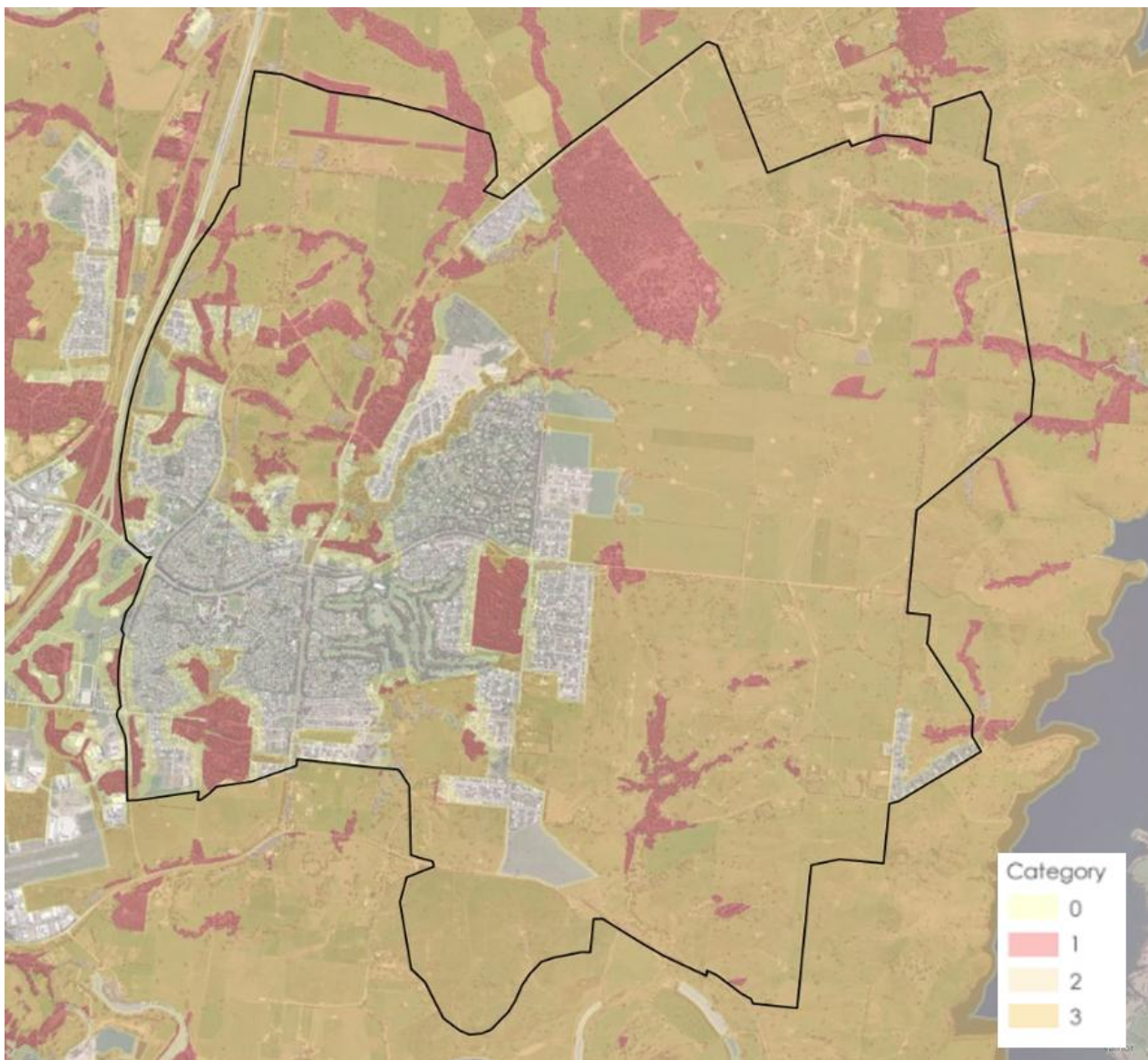


Figure 26: Bush Fire Prone Land Map
(Source: Meridian Urban)

The Strategic Bushfire Study provides a detailed bushfire landscape assessment. This assessment considers existing vegetation, found to largely comprise grassland, box gum, open forest, grassy box gum woodland and pine plantation. It also considers the envisaged natural vegetation corridors planned under the 2025 Structure Plan, including those that are not currently mapped as bushfire prone land. The Study identifies a key fire run from the north west but notes that it is largely separated from the Precinct boundary by a 260m transportation corridor.

With respect to the zoning, the Strategic Bushfire Study does not observe any particular risk issues that would be unable to be addressed by bush fire protection measures in accordance with the *Planning for Bushfire Protection – 2019* (PBP 2019) at the DA stages of development. The following key observations are made by Meridan in its assessment:

- Within the southern and central extents, the proposed land use mix continues to remain appropriate relative to the potential grassfire hazard exposure. Ideally any Special Fire Protection Purpose (SFPP) activities such as aged care should avoid being located within 150m of land that is likely to remain mapped as bush fire prone.
- Within the north-eastern extent, Kywanna Road and its upgrade will separate the proposed new centre and associated uses from Bells Travelling Stock Reserve in a manner that is capable of achieving the separations distances identified in the Strategic Bushfire Study. More detailed hazard assessment and site investigations would be required as per PBP 2019; however, the structure plan approach seeks to establish separation between the proposed settlement pattern and the natural area of the reserve.

For separation of Bells Travelling Stock Reserve, it is likely that an urban design approach as part of detailed site layout for the General residential area to the west can feasibly achieve separation from the hazard, likely via a perimeter road and other BPMs.

Moreover that land in this location under the 2013 Structure Plan is zoned General residential with a minimum lot size of 450m². The 2025 Structure Plan alters the zoning to Environmental Living, increasing the minimum lot size to 20 hectares and decreasing the density. Overall exposure therefore decreases. Exposure to individual dwellings and assets is able to be adequately addressed by the BPMs mandated by PBP 2019 at the site-specific scale.

- In the north-western extent, Category 1 corridors throughout this area of the Structure Plan are likely to give rise to mitigation triggered by the implementation of PBP 2019. This will need to be contemplated with regard to intended yields, as development will require separation from corridors.

All sites that contain bushfire prone land will be subject to the relevant specifications and requirements of PBP 2019 and will need to demonstrate that any future development complies with the PBP at the development assessment stage. Meridian Urban have identified Asset Protection Zones (APZs) within the Strategic Bushfire Study which demonstrate that the Precinct is capable of supporting APZs in accordance with the PBP 2019. Extracts of the APZ mapping are provided from **Figure 27** to **Figure 31**.

Emergency access and evacuation capability are also considered, noting that the 2025 Structure Plan does not give rise to any specific areas of evacuation concern, noting that multiple road access options must be made available under the PBP 2019. Meridian Urban notes that this is generally capable of being achieved.

The Strategic Bushfire Study also includes recommendations for planning controls to be implemented to address bushfire hazard risk within the Precinct. These are incorporated within the draft precinct-specific DCP at **Appendix A** and do not include any LEP amendments.

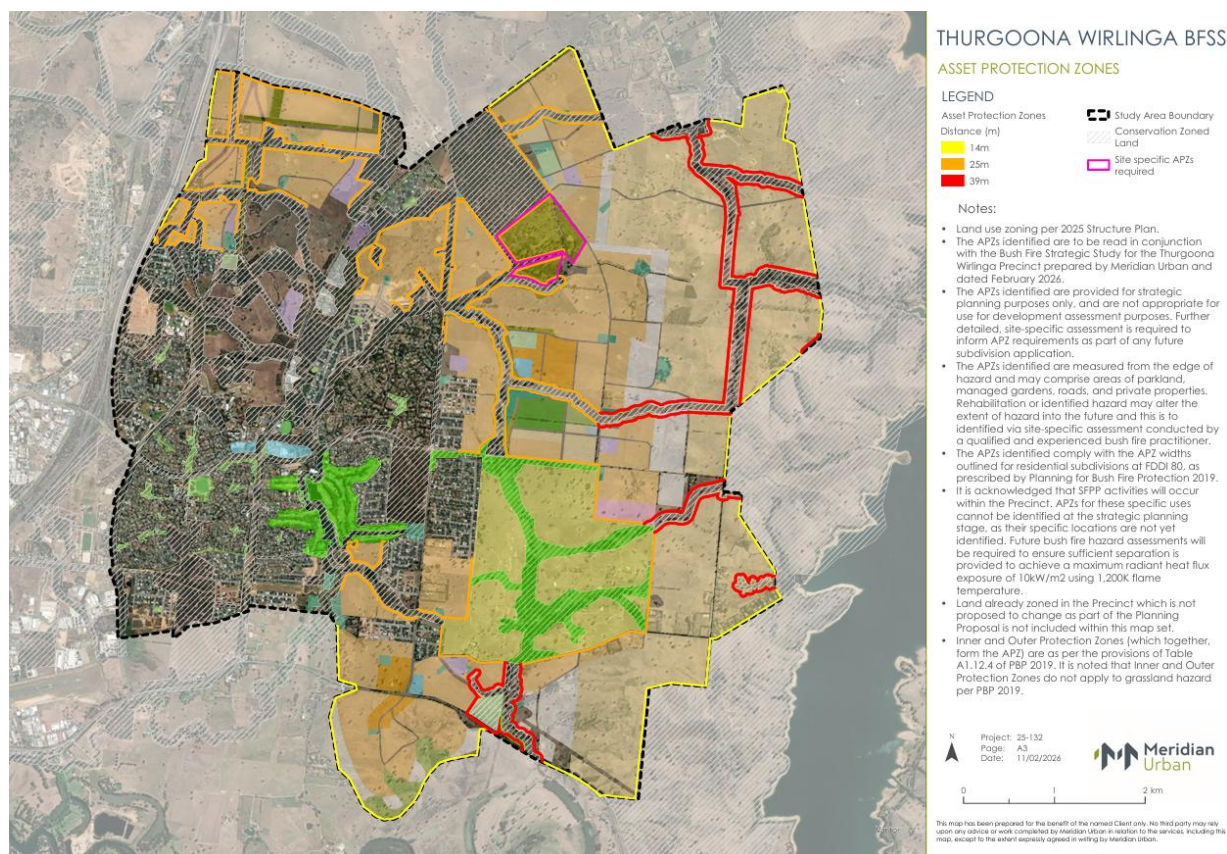


Figure 27: Extract of Asset Protection Zone maps – whole-precinct view
(Source: Meridian Urban)

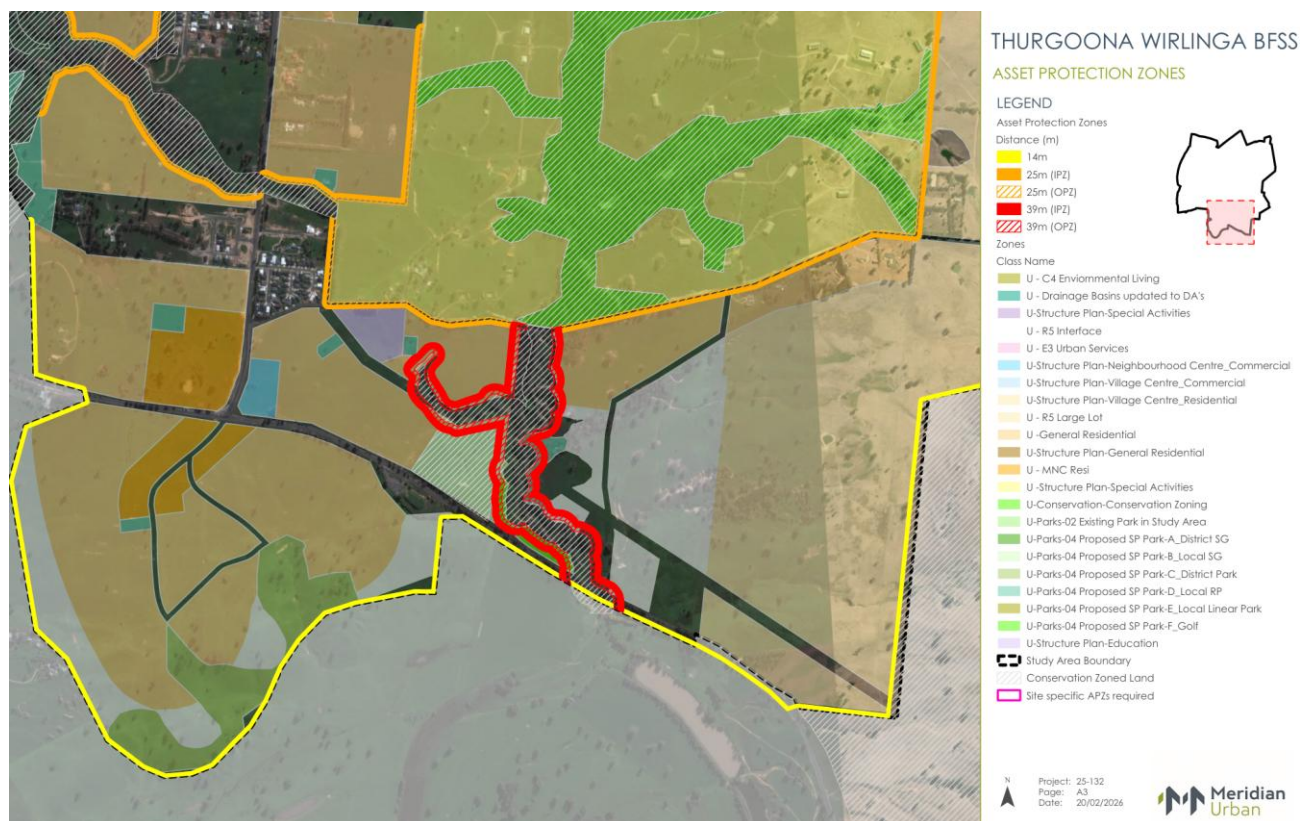


Figure 28: Extract of Asset Protection Zone maps – southern precinct edge
(Source: Meridian Urban)

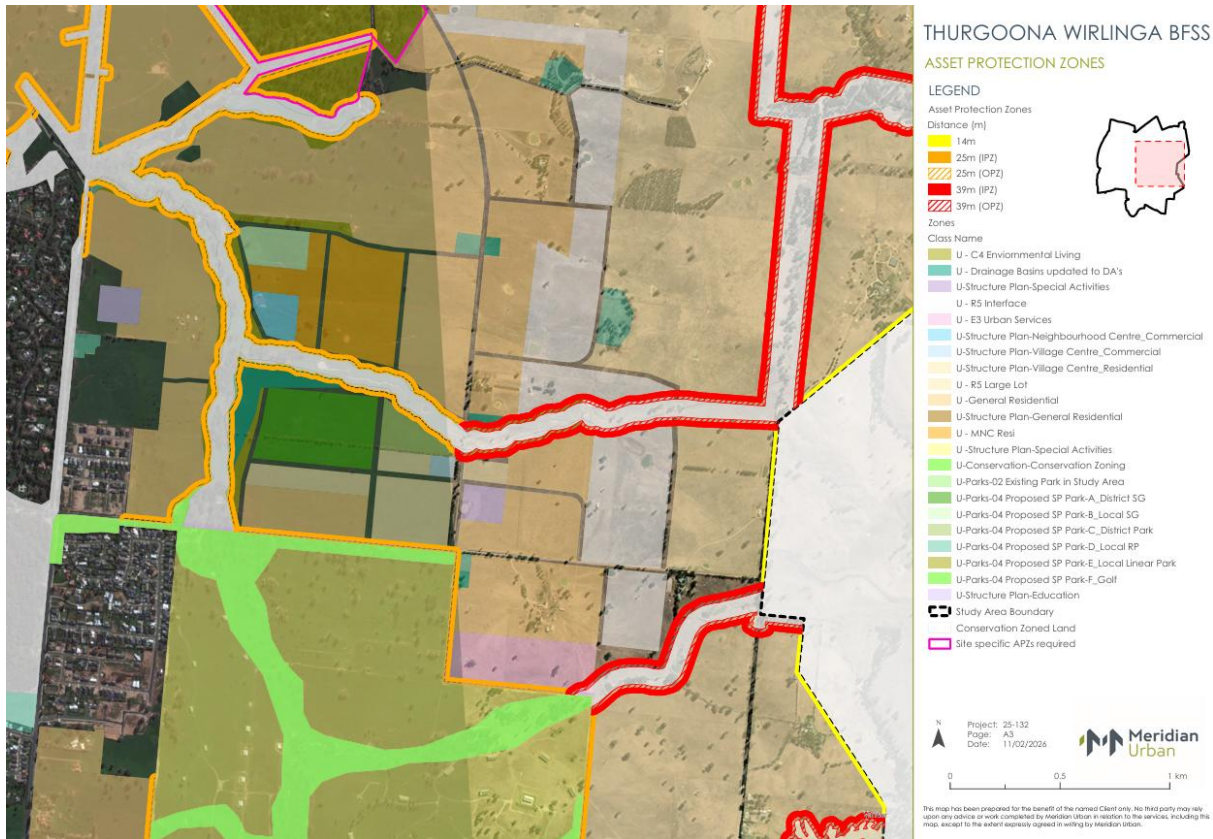


Figure 29: Extract of Asset Protection Zone maps – eastern precinct edge
(Source: Meridian Urban)

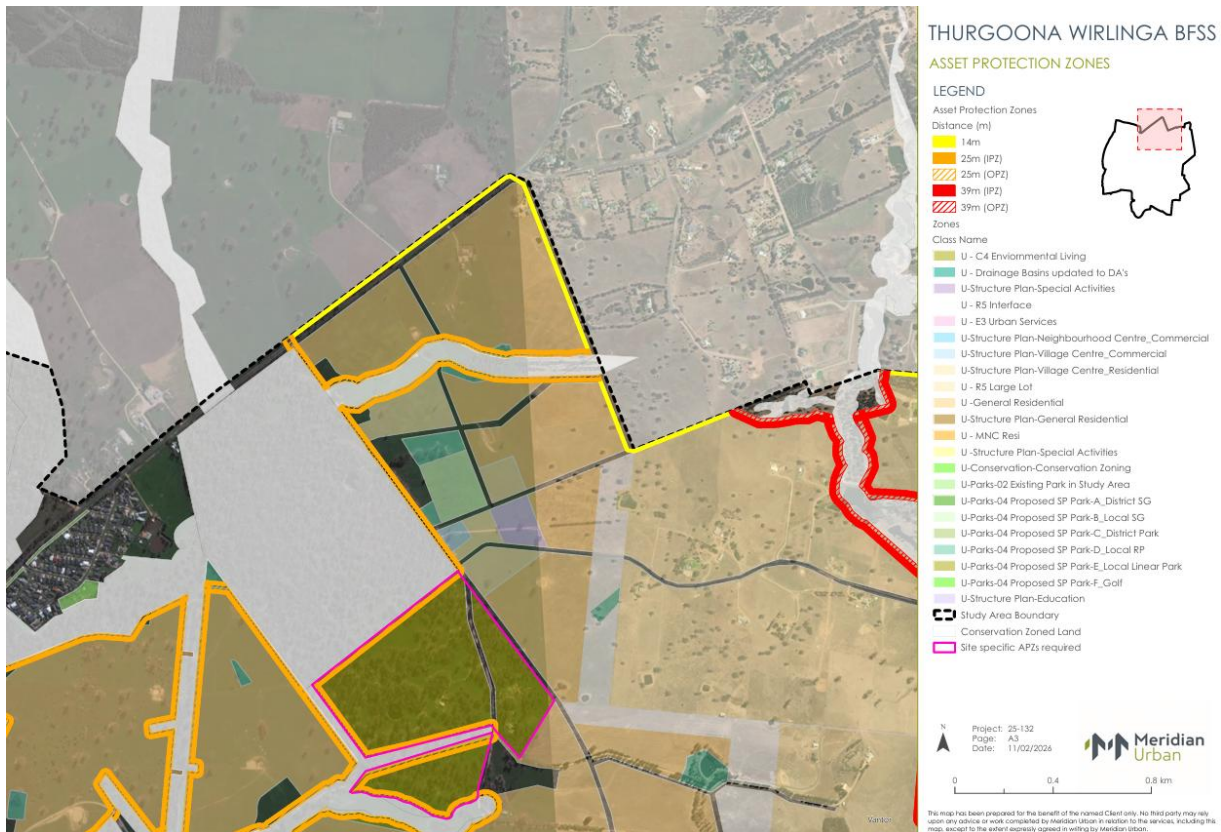


Figure 30: Extract of Asset Protection Zone maps – north-east precinct edge
(Source: Meridian Urban)

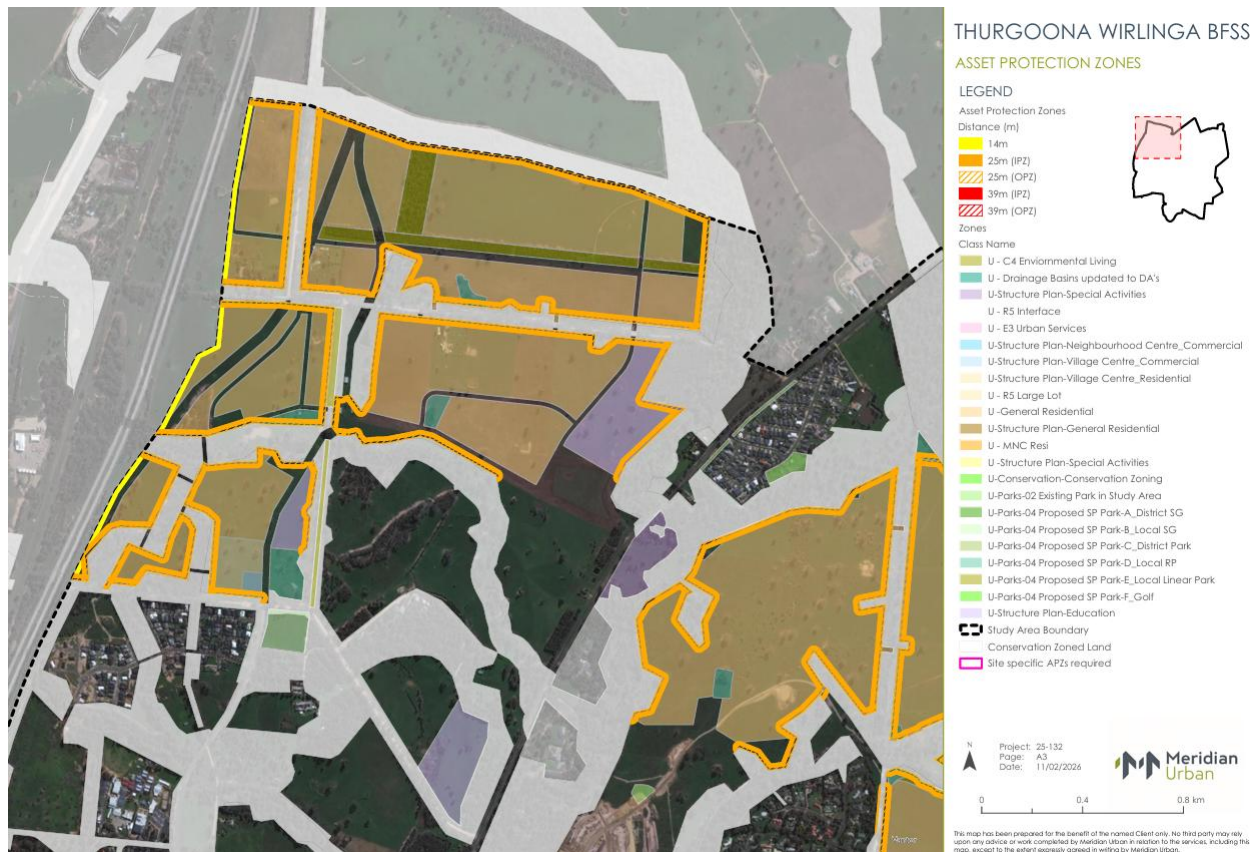


Figure 31: Extract of Asset Protection Zone maps – north-west precinct edge

(Source: Meridian Urban)

Waterways and Flooding

The Precinct is located within the Eight Mile Creek Catchment, which extends to the north and north-west of the Precinct and is defined by four major tributaries that branch off the main creek. These waterways originate in higher slopes to the north and east of Albury and traverse the Precinct, ultimately converging with the Murray River to the South.

On behalf of AlburyCity, Lyall & Associates has recently undertaken a Flood Study Review of the catchment (see **Appendix R**). The study defines flood behaviour throughout the catchment, sources, depth and frequency. The Flood Study Review is currently in draft and is planned to be reported to Council mid to late 2026 for adoption. Once adopted, the review will guide planning and development within the catchment.

AlburyCity has generated flood mapping for the Precinct, based on the Lyall & Associates flood data for the 1% AEP and probably maximum flood (PMF) events. In the 1% AEP event, flooding is concentrated around creek corridors and at natural low points. In the PMF event, the Precinct is affected more broadly. Extracts of this mapping are provided at **Figure 32** and **Figure 33**.

Further, Spiire has prepared the Thurgoona Wirlinga Drainage Strategy (the Drainage Strategy) (**Appendix C**) which provides a framework to ensure that through future development phases potential flooding impacts are mitigated and stormwater treatment objectives are achieved. The Drainage Strategy takes a precinct-wide approach to stormwater management, providing recommendations for consolidated drainage assets to manage stormwater flow.

This strategy has informed the placement of drainage basins within the 2025 Structure Plan. These basins are indicative only and will be refined through detailed design at the development application stage, supported by the findings of the Flood Study Review. The Review notes that the earlier Drainage Study may have overestimated the

required basin sizes, and that opportunities to reduce basin dimensions can be further investigated during the development application process.

Site-specific flood controls have been prepared by AlburyCity and Lyall & Associates to manage flood risk and guide future development applications and are informed by the Eight Mile Creek Flood Study Review. These are included within the draft precinct-specific DCP at **Appendix A**.

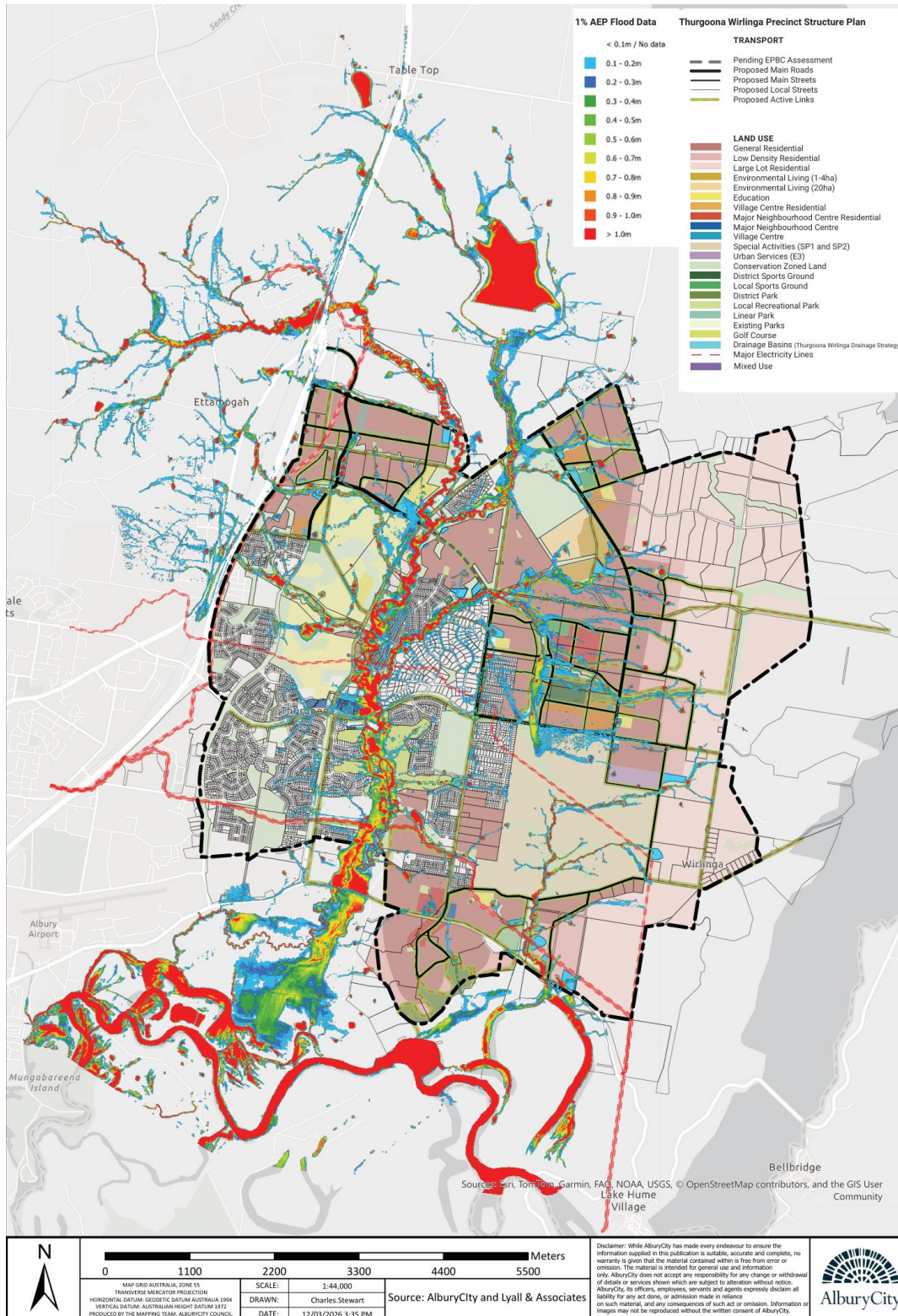


Figure 32: 1%AEP Flood Map overlaid on 2025 Structure Plan
(Source: AlburyCity and Lyall & Associates)

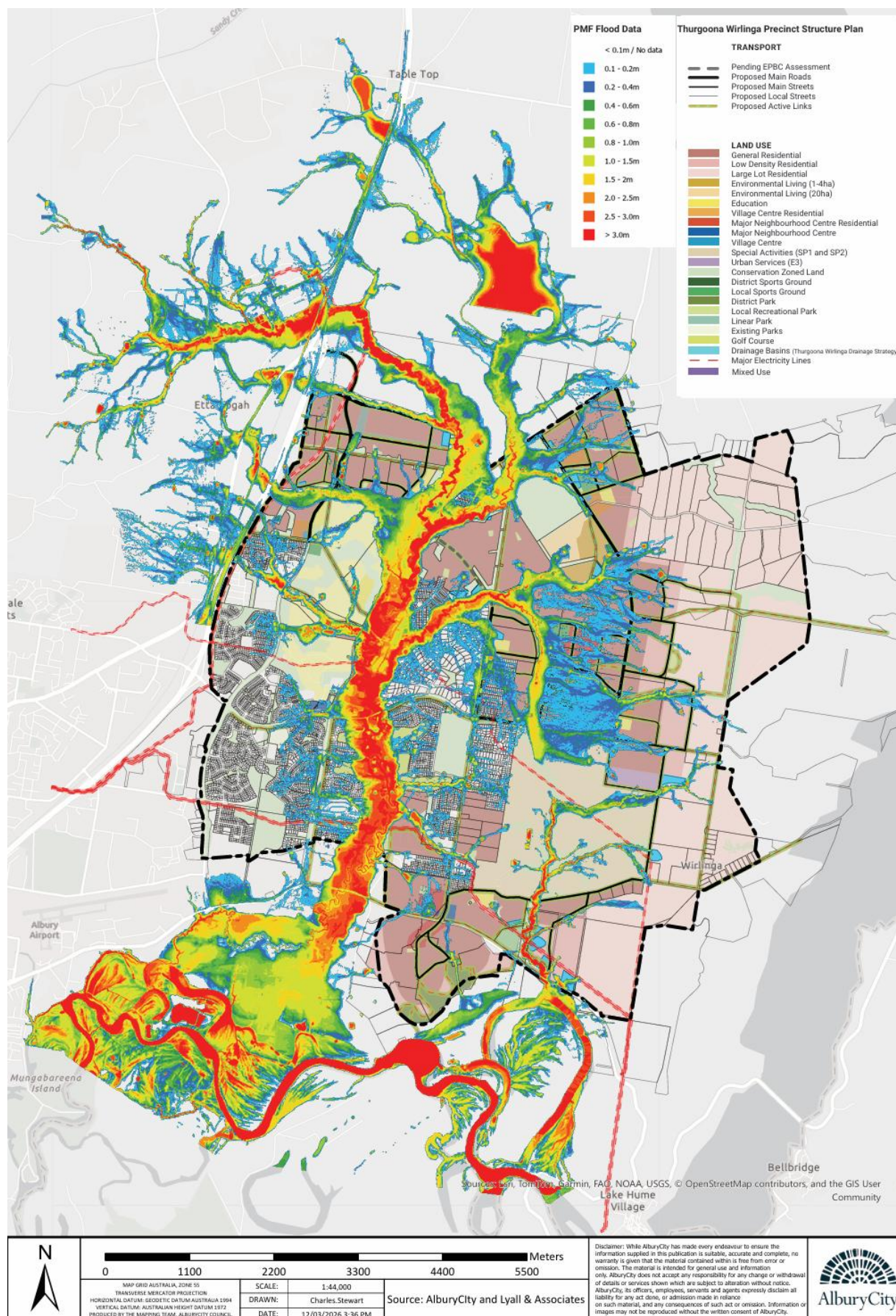


Figure 33: PMF Flood Map overlaid on 2025 Structure Plan

(Source: AlburyCity and Lyall & Associates)

Hazards

The Eastern Gas Pipeline which is owned and operated by Jemena extends along the Hume Highway and is proximate to the western edge of the Precinct, as illustrated at **Figure 34** below. The Eastern Gas Pipeline is a natural-gas transmission pipeline. Under local planning Direction 5.5, the application area of the pipeline is defined as 200m from either side of the pipeline, being used for the transport of natural gas.

As described within **Section 6.1.2**, there are no changes proposed under this Planning Proposal that would result in an increase to population within 200m of the pipeline or introduce sensitive land uses within 200m of the pipeline.

As is currently the case, any development within 20m of the centreline of the pipeline will need to adhere to the requirements of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* and Planning Circular PS 24-005 Development near high pressure pipelines.

Further, the draft precinct-specific DCP at **Appendix A** includes requirements to ensure that future development applications within this area are accompanied by the necessary risk assessments.

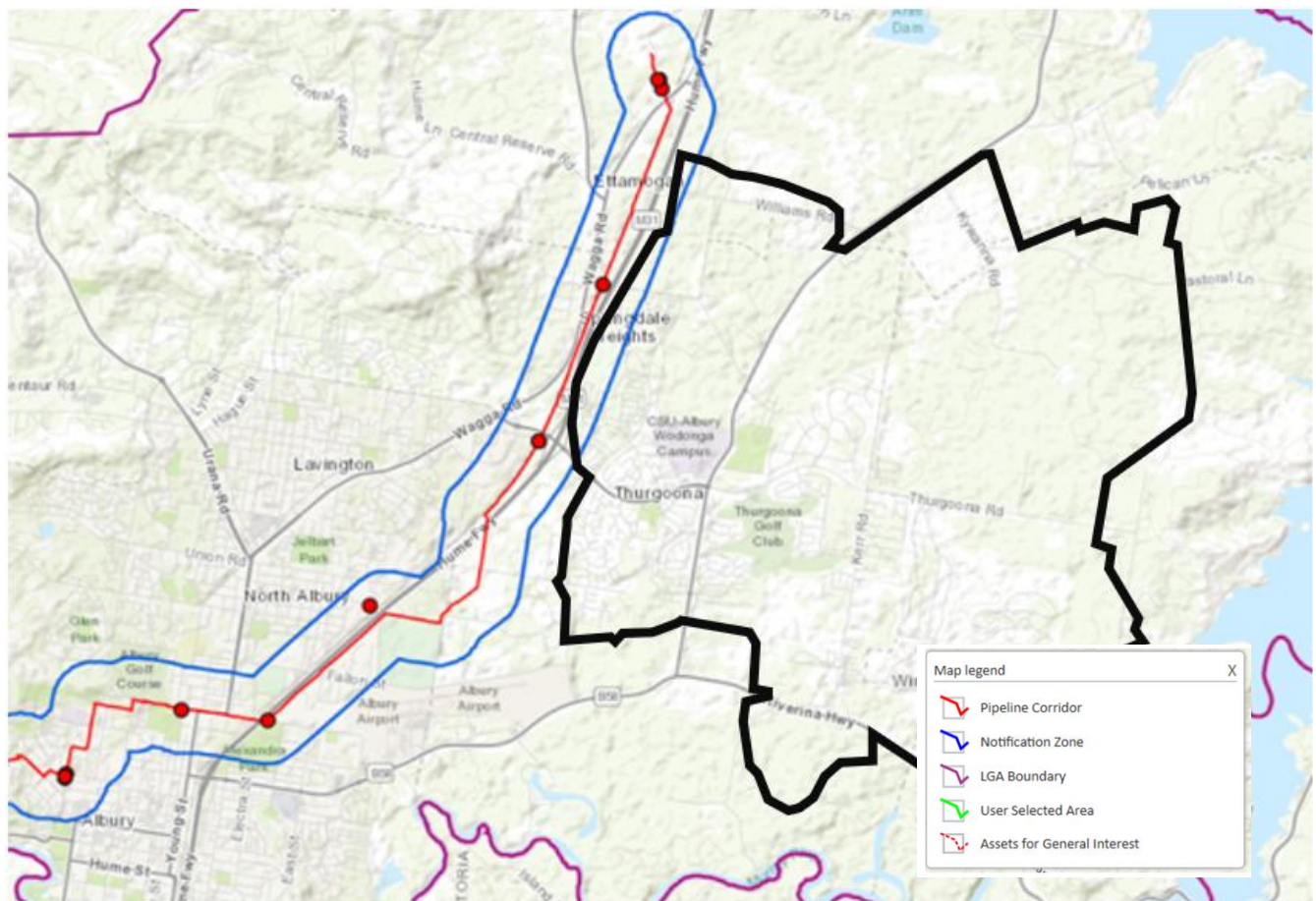


Figure 34: Location of eastern gas pipeline with approximate precinct outline shown in black

(Source: APGA Australian Pipeline Database)

Contamination

The Planning Proposal rezones land already identified for residential uses to alternate zones, i.e. R1 General Residential to E1 Local Centre, R5 Large Lot Residential to R2 Low Density residential. Future development applications will be required to undertake contamination studies where necessary.

The former Wirlinga Waste Liquid Facility, located on the Riverina Highway at Lot 1 in DP 372042 was identified in the 2025 Structure Plan for the purpose of a future local sports ground, indicated as 'Local Sports Ground 4'. Under this Planning Proposal, it is proposed that this land be rezoned from its current C3 Environmental Management zone to RE1 Public Recreation.

The former Wirlinga Waste Liquid Facility site is owned and managed by AlburyCity who has rehabilitated the site to enable its use for public recreation purposes. The Final Validation Report is provided at **Appendix O** which confirms the site's suitability for this use.

Aboriginal Heritage

Jacobs, on behalf of AlburyCity undertook an Albury City-wide Aboriginal Cultural Heritage Study (**Appendix G**). The Study identifies areas of potential cultural heritage significance throughout the LGA and makes recommendations for the management of the assessment of Aboriginal cultural heritage in growth areas. It identifies the need for the following measures:

- A due diligence assessment for all projects throughout the majority of the growth areas.
- Developments mapped in areas of high or moderate cultural heritage sensitivity within the growth areas move straight to Aboriginal Cultural Heritage Assessment Report (ACHAR) process.
- Review by AlburyCity of due diligence assessments be comprehensive.

To determine heritage significance potential cultural heritage significance mapping was undertaken by Jacobs through the use of a predictive model. An extract of the heritage significance mapping is provided at **Figure 35**. This mapping identifies that the likely heritage significance is concentrated around creek corridors. These areas are currently zoned for the purpose of conservation, which is not proposed to be altered under this Planning Proposal.

The draft site specific DCP at **Appendix A** includes controls to implement the recommendations of the Study. There are no further amendments needed to support this intent with respect to Aboriginal heritage.

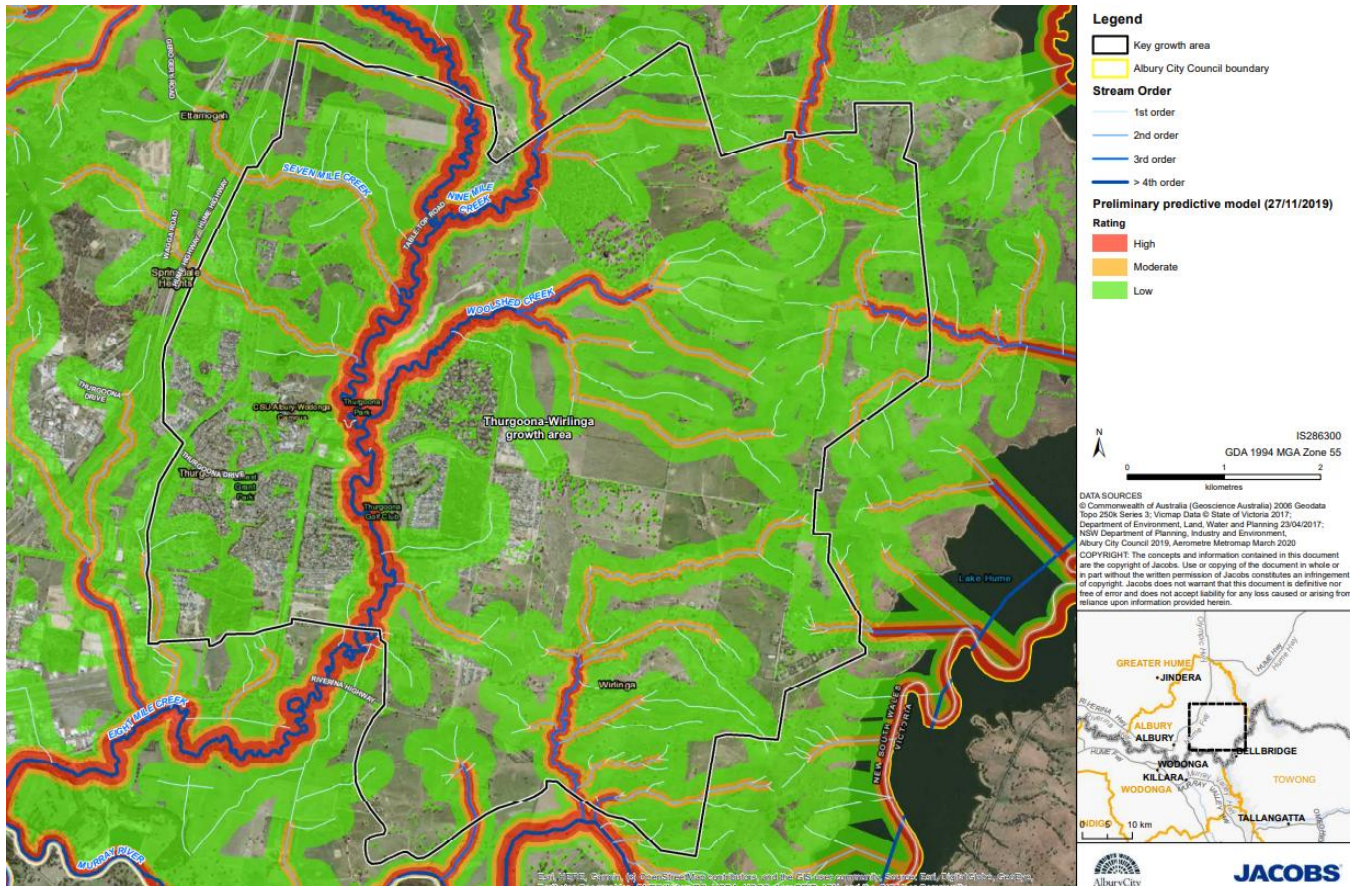


Figure 35: Aboriginal heritage significance mapping with the precinct boundary identified by black outline
 (Source: Jacobs)

Non-Aboriginal Heritage

The Precinct includes the following heritage items of local heritage significance listed under Schedule 5 of the Albury LEP 2010:

- I217- House "Noorla"
- I330- School of Environmental & Information Sciences, Charles Sturt University
- I332- Immaculate Heart of Mary Parish Church
- I220- St John's Anglican Church
- I215- Wine Vats
- I218- House "St Hilaire"
- I216- Guadalupe House
- 1331- National Environment Centre
- 1308- Riverina House
- 1311- House "The Ivy"
- 1309- House "The Glasshouse"

The Planning Proposal does not rezone any land subject to an existing heritage listing. Any future development proximate to the abovementioned items will need to consider the interface to heritage items. This will be a consideration of future development stages.

Traffic and transport

A Traffic and Transport Study was prepared by TTM Group (**Appendix N**) to inform the 2013 Structure Plan. This study considered the impact of additional development on the local road network. Council has also undertaken additional traffic modelling in 2020 as part of a City-wide transport model.

The Traffic and Transport Study identified issues and opportunities for the development of the urban release area, the findings of which are of relevance to this Planning Proposal. For instance, the total anticipated population capacity of the Precinct is unchanged since the 2013 Structure Plan, which as per the 2025 Structure Plan sought to provide capacity for up to 50,000 dwellings over the next 50 years.

Despite this the Traffic and Transport Study identified a range of issues and opportunities relevant to the development of the urban release area, and its findings directly inform this Planning Proposal. The total anticipated population capacity of the Precinct remains unchanged from the 2013 Structure Plan, with the 2025 Structure Plan continuing to plan for up to 50,000 dwellings over the next 50 years. However, the traffic generation estimates prepared as part of the Study identified the following additional traffic volumes despite no overall increase in the upper most dwelling numbers:

- 14,500 vehicles per day (vpd) and 1,450 vehicles per hour (vph) to the north,
- 21,800vpd and 2,200vph to the south,
- 21,800vpd and 2,200vph to Lavington,
- 28,900vpd and 2,900vphh to the CBD, and
- 58,000vpd and 5,800vph contained within the Precinct.

To cater for the additional traffic volume, the Traffic and Transport Study identified the following needs to be considered for the development of the new road network:

- Increasing travel demands for existing employment and retail uses in Lavington and the CBD.
- New road connections required to access employment opportunities to the north.
- Well-connected internal road network to cater for local trips and to connect new residential areas to the wider road network.

This informed the preparation of the 2013 Structure Plan, primarily addressed through the incorporation of a strong internal road network.

A further Albury Transport Model Study Report was undertaken by GTA Consultants on behalf of the Roads and Maritime Services (RMS) and AlburyCity in 2018. The Albury Transport Model Study Report (**Appendix Q**) was undertaken to assist RMS and AlburyCity in understanding the impact of future growth and network changes on the transport network and considered a short term (5 year), medium term (10 years) and longer term (30 year) scenario.

This report anticipated future development within the Precinct within its future demand modelling, in accordance with the 2013 Structure Plan. As the 2025 Structure Plan does not increase the total population anticipated within the Precinct, the analysis is of relevance to this Planning Proposal. Council continues to consider the findings and recommendations of this report in its consideration of upgrades throughout the Albury transport network.

As part of the 2025 Structure Plan review some roads and connections were reconfigured to enhance movement patterns and traffic capacity throughout the Precinct. There are a number of projects through various stages that are shown on the 2025 Structure Plan that will improve traffic flow and connectivity within the Precinct, including:

- Thurgoona Drive Freeway intersection upgrade project (anticipated), which Council is advocating to Transport for NSW for improvements to the intersection.
- Borella Road and Riverina Highway Strategy (anticipated), which Council is advocating to Transport for NSW for upgrades to key intersections
- Thurgoona Link Road – currently under assessment, anticipated to commence in 2026

No amendments to the Albury LEP 2010 are required to facilitate the above works. It is noted that the above improvements are expected to enhance movement patterns and support the future development of the Precinct.

The existing road network is currently partially developed to service the existing residential areas within the Precinct. A new local street network comprised of main roads, main streets and local streets will be required to service the new residential growth, with the envisaged network shown on the 2025 Structure Plan, as illustrated at **Figure 36**.

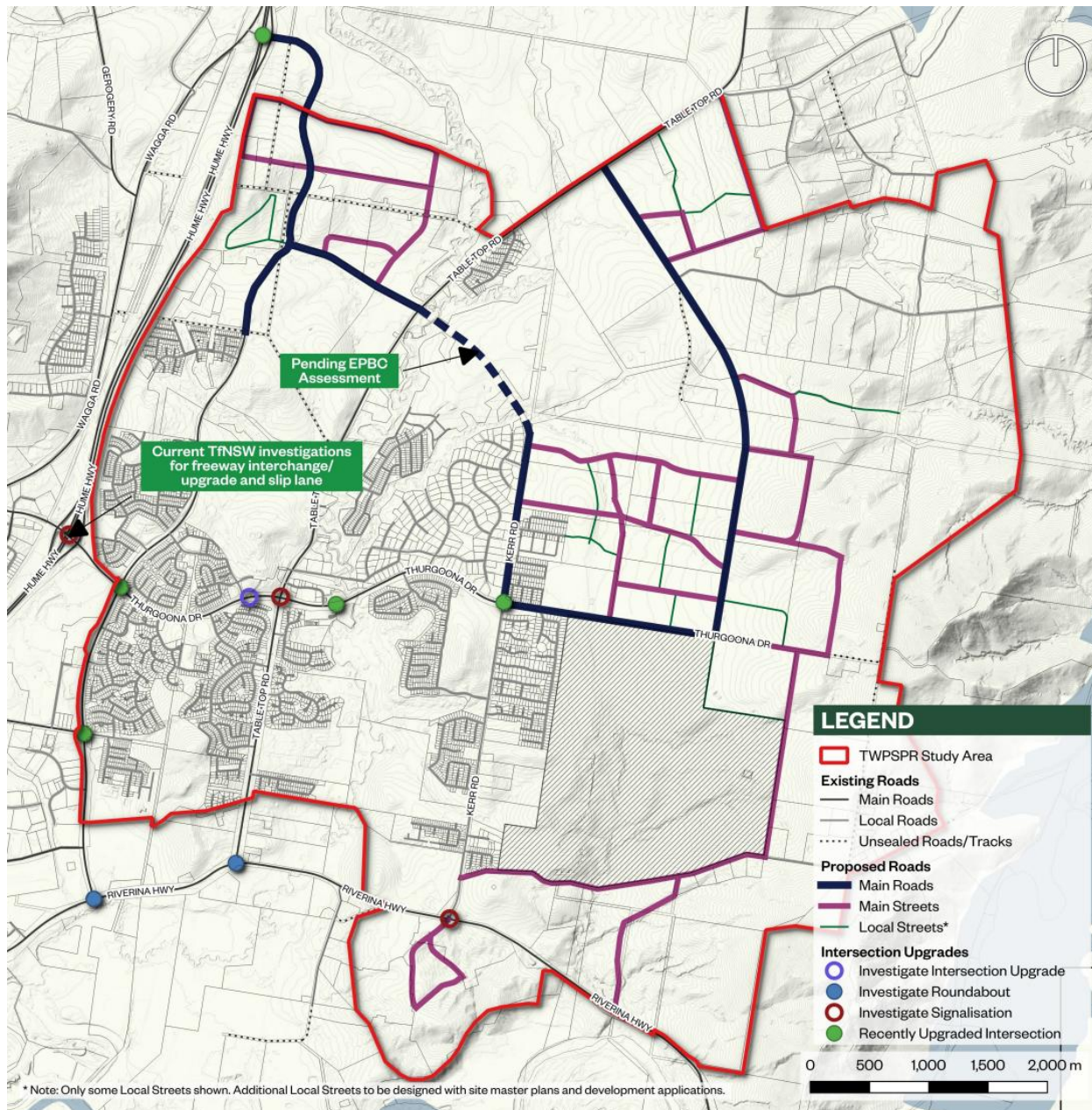


Figure 36: Road and street network plan

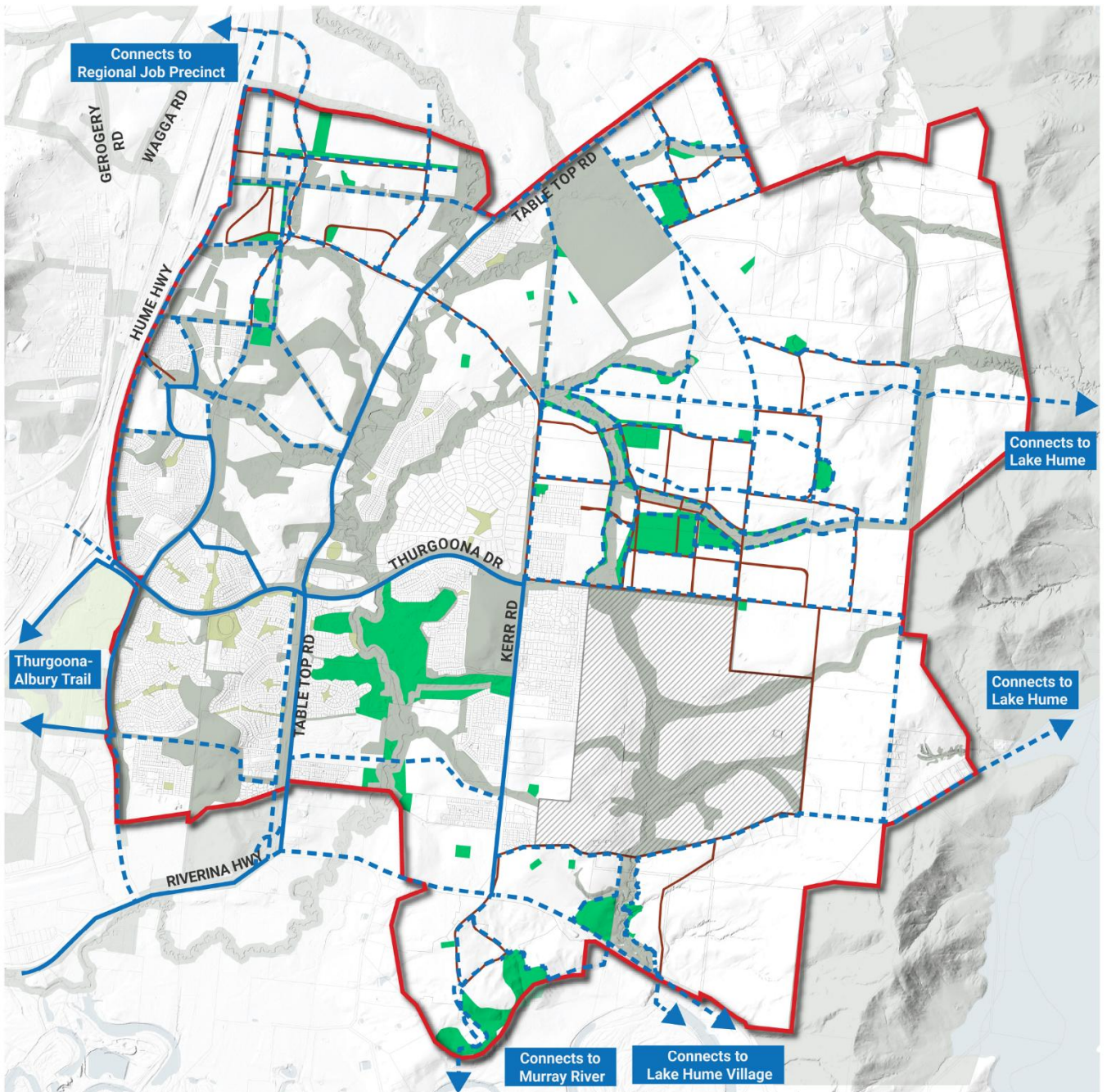
(Source: AlburyCity)

Active transport

The Thurgoona Wirlinga Precinct has some existing active transport infrastructure such as off-road shared trails.

However, Thurgoona Wirlinga remains predominantly car dependent and currently lacks the footpaths and cycle paths needed to provide effective permeability for walking and cycling. A renewed focus by AlburyCity on active transport is required to address these gaps, including improving street design, enhancing network permeability and upgrading intersection crossing points. AlburyCity is currently preparing a city-wide Walking and Bike Riding Plan which is expected to be exhibited in mid 2026.

The draft precinct-specific DCP (**Appendix A**) includes provisions to guide the delivery of active transport connections throughout the Precinct. An Active Transport Map is provided at **Figure 37**. This map will be implemented through the draft precinct-specific DCP to ensure that active transport assets are delivered through future development applications. No change to the Albury LEP 2010 is required to implement this requirement.



LEGEND

- Precinct boundary
- Existing Parks
- Future Open Space
- Private Recreation
- Conservation Zones
- / / / Defence Site
- Proposed Roads
- Existing Active Transport Links
- - - Future Active Transport Links

Figure 37: Active transport map

(Source: AlburyCity)

Public transport

The Precinct is currently serviced by two hourly bus routes, the 908 and the 909. The 908 service increased operating hours, and the 909 service commenced in January 2023 as part of Transport for NSW's 16 Regional Cities Services Improvement Program. Despite these improvements, approximately 3,200 dwellings in outer residential areas remain beyond reasonable walking distance from the nearest bus service.

The 2025 Structure Plan has an emphasis on transport corridors that could support higher-frequency and more extensive services. Encouraging higher residential densities and employment opportunities in proximity to future urban centres will also help to drive the demand necessary for an expanded public transport network and lower car dependency.

Sensitive land use interfaces

AlburyCity has considered potential land use conflicts in the 2025 Structure Plan. The Australian Defence Force (ADF) has a large landholding within the eastern quadrant of the Precinct, which is part of the Albury Wodonga Military Area. This facility functions as a training facility. The ADF employ notification systems to manage potential impacts. It is noted that the interface to the land will need to be sensitively managed. The 2025 Structure Plan has recommended a new light industrial area proposed to be zoned E3 Productivity, in place of the existing R1 General Residential zone immediately north of the ADF lands and is appropriate to buffer other surrounding residential development. AlburyCity will continue to engage with the ADF to ensure that this and other land use interfaces are effectively managed.

The Hume Highway extends along the western boundary of the Precinct. Development in this area will be required to consider the requirements of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*. Additionally, Council's draft precinct-specific DCP (**Appendix A**) includes provisions to ensure that sensitive land use interfaces are provided.

6.2.2 Social and economic impacts

Q10. Has the Planning Proposal adequately addressed any social and economic effects?

Housing Supply Delivery

As noted in **Section 3**, the Precinct is Albury’s primary growth area. Core parts of the Precinct have been developed or are subject to existing development approvals. At the 2021 Australian Bureau of Statistics (ABS) Census, Thurgoona Wirlinga had an estimated population of 11,282 people. This reflects growth by approximately 4,700 people since the rezoning of the area in 2010.

Table 13 below includes a summary of population growth expected in Albury LGA based on the 2024 NSW Common Planning Assumptions by DPHI. As per the DPHI population forecast, Albury has an average annual growth rate of 1.6%.

Table 14: Albury Housing Supply / Delivery Summary

Year	2026	2031	2036	2041
DPHI Implied Dwelling Demand	29,472	32,262	35,030	37,606
DPHI Population Forecast	61,505	66,736	71,772	76,624

(Source: 2024 NSW Common Planning Assumption Projects, DPHI)

It is expected that over the long term the Planning Proposal will facilitate the delivery of approximately 15,570 new dwellings within the Precinct as illustrated within the housing demand analysis (**Appendix K**) which informs this Planning Proposal. This analysis considers the likely yield to be achieved based on the proposed amendments to the Albury LEP 2010 as outlined in this Planning Proposal, including to minimum lot size and dwelling density requirements. Already developed land within the Precinct is not considered in the calculation.

The estimated new 15,570 dwellings are expected to support a new additional future potential of approximately 43,469 people. This is based on an estimated of 2.7 persons per dwelling, which was adopted as the occupancy rate for the Precinct within the Albury Local Infrastructure Contributions Plan 2025 and includes the existing population, which was 13,154 people, as per Profile ID calculations for 2024.

A large proportion of the expected growth is within the R1 General Residential zone, which is expected to support approximately 7,253 new additional dwellings. The R1 General Residential zone will remain the most common land zoning type within the Precinct and is expected to generally comprise detached dwelling houses, as is the current dominant housing type within the Precinct. Much of the R1 General Residential land is already zoned for this purpose. This Planning Proposal provides for an additional 22.16ha of R1 General Residential land.

The other zoning changes under this Planning Proposal will also support future growth and encourage more diverse housing stock, with the following housing capacity estimated:

- Large lot residential area (R5) - 61 new dwellings,
- Low density residential areas (R2) - 450 new dwellings,
- Neighbourhood and village centres (E1 and E2) - 235 dwellings,
- Major neighbourhood residential areas (R3) - 500 new dwellings,
- Village centre residential areas (R3) - 398 new dwellings, and
- MU1 mixed use zone - 22 new dwellings.

The expected dwelling delivery will underpin the expected population growth within the Albury LGA as anticipated in DPHI population forecast at **Table 13**.

Council will continue to review and refine the housing analysis to inform infrastructure and contributions planning as the delivery of the Precinct progresses.

Housing affordability and diversity

AlburyCity recognises a need for more diverse and affordable housing within the LGA as is described within the 2025 Structure Plan. ABS Census data indicates a trend towards smaller household sizes, with Person per Dwelling (PPD) figures decreasing from 2.8 PPD in 2011 to 2.7 PPD in 2021. Despite this trend, dwellings are increasing in size, resulting in a prevalence of large, detached homes with empty bedrooms. This mismatch highlights a growing inefficiency in housing utilisation. Approximately 60% of homes in Thurgoona Wirlinga have two or more spare bedrooms, suggesting that a significant proportion of the housing stock is underutilised. Subdivision lot sizes within the Precinct tend to be greater than 1,000 square meters. Such large lot sizes contribute to lower housing density.

The Planning Proposal seeks to promote increased housing densities around planned retail and activity centres to ensure that the population expected within the Precinct can be accommodated, despite these shifting trends and dominant large-lot dwelling typologies within the Precinct. This will be achieved through including greater variety in land use zones that permit a greater diversity of housing types proximate to planned retail, services and amenities, as follows:

- R3 Medium Density Residential – permits multi dwelling housing, seniors housing, residential flat buildings and shop top housing.
- MU1 Mixed Use – permits shop top housing, multi dwelling housing, seniors housing and residential flat buildings.

The Planning Proposal also seeks to implement a minimum dwelling density control under Part 7 Additional Local Provisions of the LEP to encourage the delivery of varying density and different housing typologies throughout the Precinct.

The 2025 Structure Plan recommended that a minimum dwelling density of 10 dwellings per hectare be applied to zone R1 General Residential, 12 dwellings per hectare to the village centre residential and 15 dwellings per hectare within the major neighbourhood centres.

Following adoption of the 2025 Structure Plan, further urban capacity testing was undertaken by Studio GL to test the parameters described within the 2025 Structure Plan. This testing identified the need for refinements to the dwelling density requirements sought, in-part due to the inclusion of roads in the calculation of density for enhanced implementation.

It is proposed that minimum dwelling densities apply as follows:

- Minimum 15 dwellings per hectare within the R3 Medium Density Residential zone that will apply to Village Centre Residential land as illustrated within the 2025 Structure Plan.
- Minimum 20 dwellings per hectare within the R3 Medium Density Residential zone that will apply to Major Neighbourhood Residential as illustrated on the 2025 Structure Plan.

Where minimum dwelling density requirements are proposed, there will be no minimum lot size requirement, so as to prevent potential conflicts in these controls.

By embracing more dense and diverse housing around centres, the Precinct can diversify its housing stock, offering broader choice to better accommodate smaller household sizes and evolving resident needs. This shift towards greater density has the potential to catalyse a multitude of benefits. Firstly, a greater variety of housing choices can make Thurgoona Wirlinga more accessible to different demographics and can also encourage the development of more affordable housing options, addressing issues of housing affordability and underutilisation of space.

Social Infrastructure

AlburyCity's Social Infrastructure Strategy 2025 (**Appendix I**) was adopted in August 2025 and guides the provision of social infrastructure throughout the LGA. It identifies the Precinct as a major growth area and prioritises new, co-located community hubs, youth spaces and learning facilities to service the expected population increase.

The 2025 Structure Plan identifies the provision of the following social infrastructure assets:

- Four existing local community centres and three new local community centres,
- One new district community centre,
- One existing primary school, one planned primary school (enrolment commencing 2027), five potential new primary school sites, and two potential government high school sites, with one of these future public high school sites to be co-located with tertiary education facilities (subject to SINSW investigation/consideration),
- One existing tertiary education site (Tafe and Charles Sturt University Precinct),
- Opportunity for private sector schools,
- Creation of new linear park corridors,
- Twenty-nine local recreational parks,
- Two district parks,
- One district sportsground, and
- Four local sportsgrounds.

The Social Infrastructure Strategy aligns with the 2025 Structure Plan and identifies the following opportunities for new social infrastructure to service the new residential population:

- One new district level community centre in the medium term, including also a youth centre within.
- Deliver scalable library services in the Precinct.
- Integrate new exhibition and performance spaces in new community spaces in the Precinct.
- Advocate for new and upgraded schools in the Precinct.
- Create a central urban plaza in the Thurgoona catchment (provided within Major Neighbourhood Centre 2)
- Progress planning, development and provision of new sports spaces and facilities within the Precinct.
- Plan for a future aquatic facility within the Precinct.
- Identify and establish new linear park corridors.

The Planning Proposal will facilitate the provision of identified new assets. This includes new district parks and sportsgrounds to be rezoned for recreational purposes. The delivery of this new infrastructure will be staged to align with residential growth.

An extract of the park and sportsground map in the 2025 Structure Plan is provided at **Figure 38**, and the education and community facilities map at **Figure 39**.

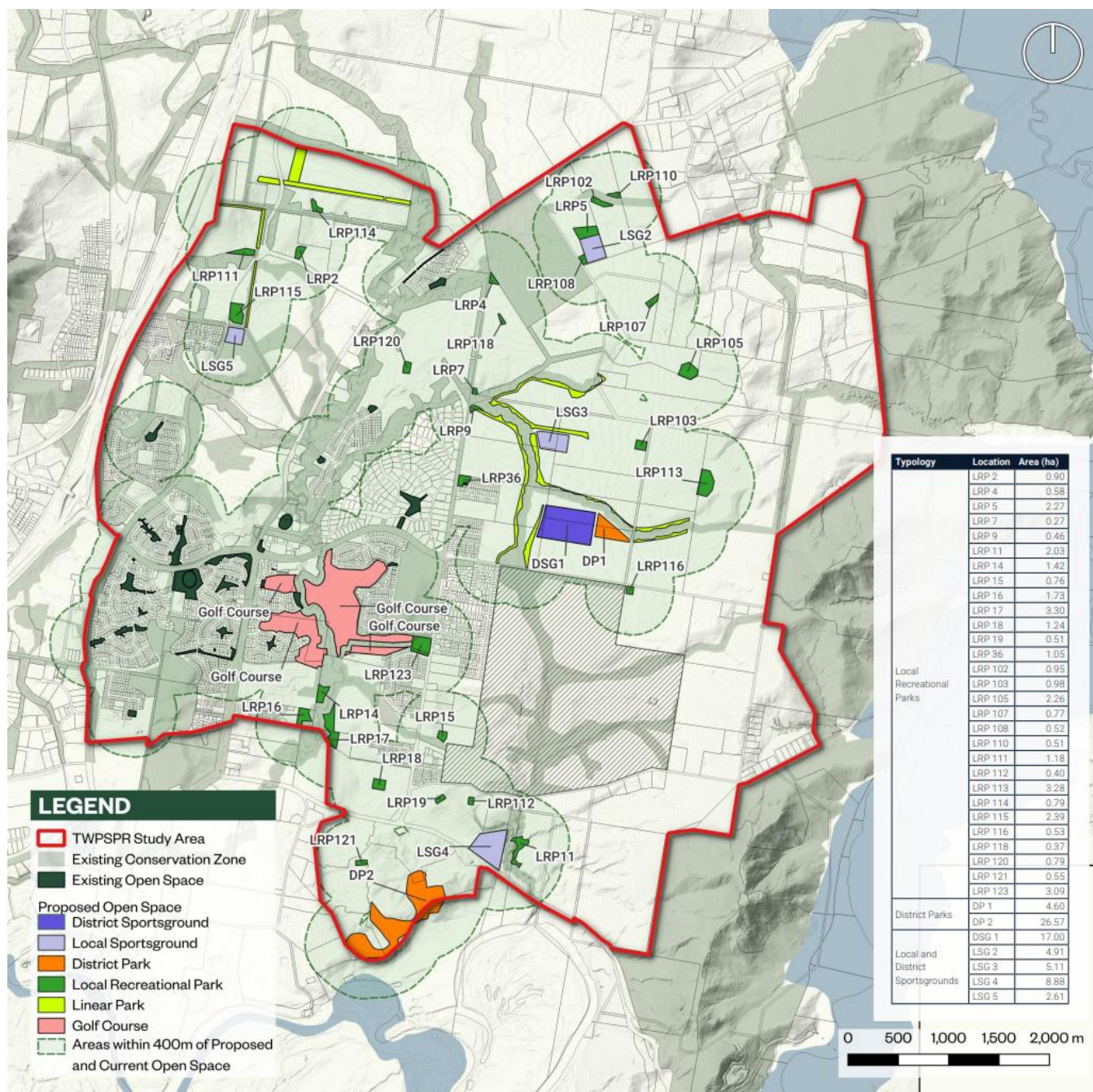


Figure 38: Parks and sportsground map
(Source: AlburyCity)

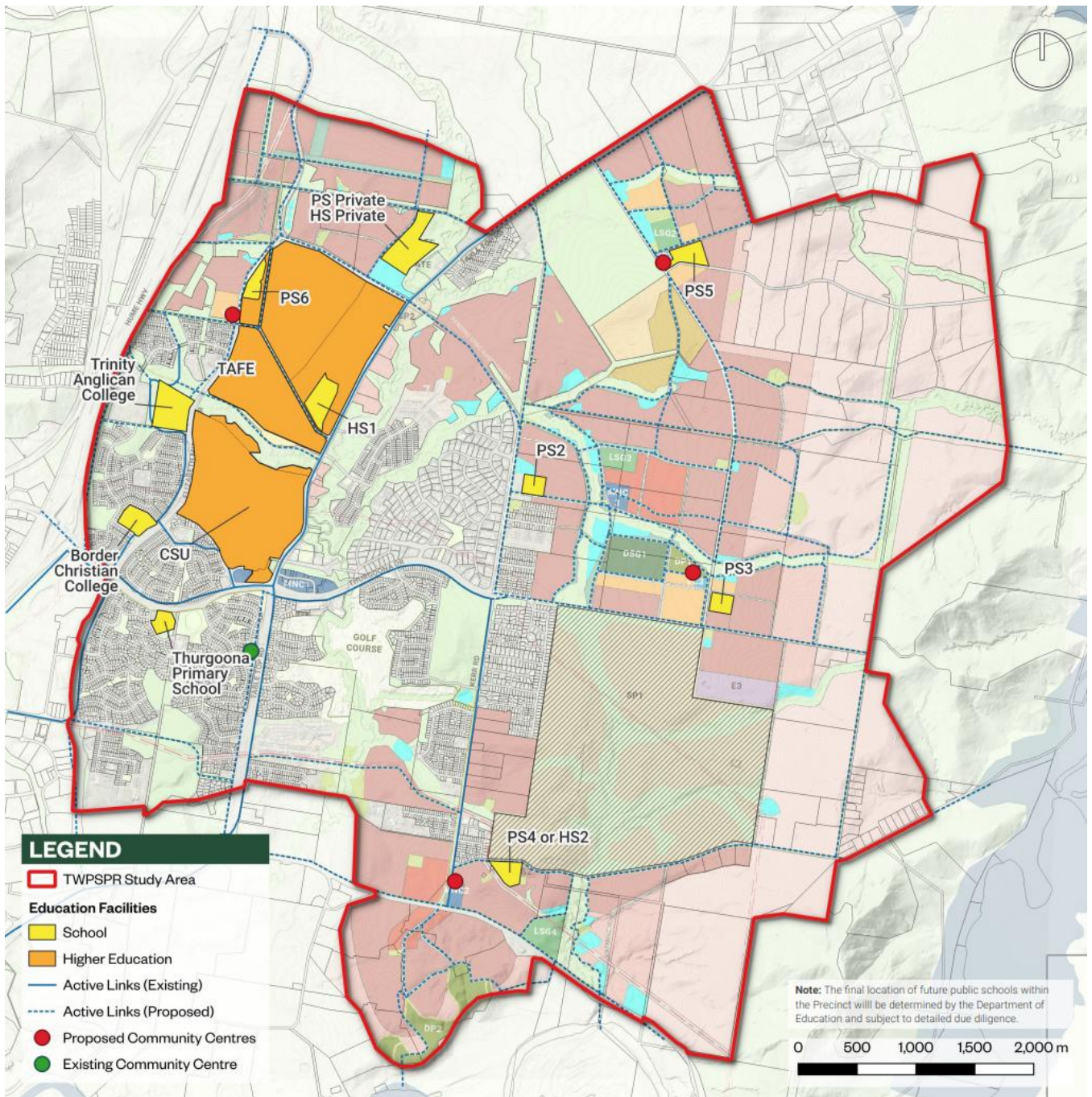


Figure 39: Education and community facilities map
(Source: AlburyCity)

Contributions Plan

The Interim Albury Local Infrastructure Contributions Plan 2025 (the Contributions Plan) applies to the Precinct and prescribes Section 7.11 contributions for new residential accommodation developments likely to increase the demand for local infrastructure within the Precinct. Under the Contributions Plan, the following local infrastructure is expected to be funded:

- Roads and traffic facilities, including upgrades to existing roads and intersections, and new or augmented roads, cycleways and pathways in the growth areas.
- Open space and recreation facilities, including new and upgraded parks, sportsfields, and other recreation areas.
- Community facilities, including new community centres and expansions to existing library floor space

Council will continue to review and refine infrastructure and contributions planning as the delivery of the Precinct progresses.

6.2.3 Infrastructure (Local, State and Commonwealth)

Q11. Is there adequate public infrastructure for the Planning Proposal?

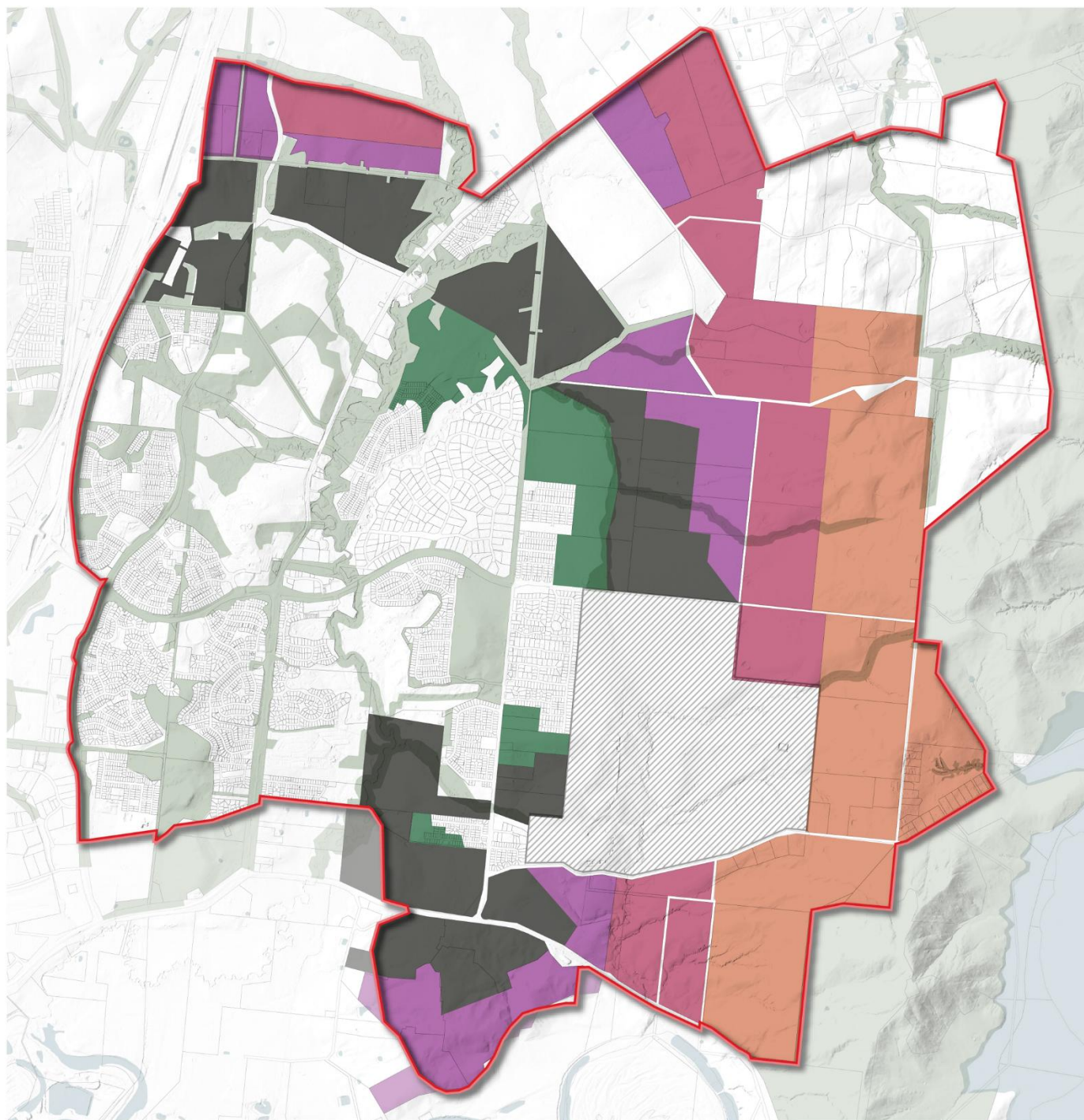
The availability of public infrastructure has been considered in detail in preparing the 2025 Structure Plan to ensure future development for urban purposes is supported by infrastructure. **Table 14** below provides a detailed summary of the public infrastructure availability and considerations within the Precinct.

Table 15: Infrastructure Assessment

Infrastructure	Assessment
Traffic, transport	As described above, new street connections will be required to service the Precinct. The planned street network is illustrated within the 2025 Structure Plan and will be implemented through the draft precinct-specific DCP (Appendix A), which will require that applicants adopt the planned layout. The 2025 Structure Plan has an emphasis on transport corridors that could support higher-frequency and more extensive services. Encouraging higher residential densities and employment opportunities in proximity to future urban centres will also help to drive the demand necessary for an expanded public transport network and lower car dependency Various traffic studies have informed the transport network within the 2025 Structure Plan. Council continues to monitor and consider traffic levels, and work with Transport for NSW to deliver ongoing improvements. No amendments are needed to the LEP 2010 to facilitate the improvements sought to be implemented by the draft precinct-specific DCP.
Albury Regional Airport	The Precinct is located approximately 1.7km north-east of the Albury Regional Airport, which provides freight transport and domestic travel and connections. No LEP amendments proposed by the Planning Proposal will impact the operation of this airport.
Water and Wastewater	Reticulated water will be extended to the Precinct by connecting to the existing AlburyCity water network. The current network servicing Thurgoona Wirlinga has the capacity to provide adequate water supply to the Precinct. However, as development progresses, duplication and augmentation of the

Infrastructure	Assessment
	existing water infrastructure will be required to ensure continued service. Detailed planning for the extension of trunk water mains has been completed, aligning with the projected development of the area. The existing Thurgoona Wirlinga area is serviced by a network of gravity sewer mains, which drain to local sewer pump stations. Capacity within the current sewer system is limited, and augmentation will be necessary as development continues. Investigations are ongoing for a future Northern Wastewater Treatment Plant, located approximately 2km north of the Precinct, serving the Albury Regional Jobs Precinct as well as Thurgoona Wirlinga. Upgrades to the sewer infrastructure will be implemented progressively, in tandem with the Precincts growth, to ensure adequate service across the entire development area. AlburyCity has prepared Water and Sewer Masterplans (Appendix D) to guide servicing across the Precinct over the next 50 years. New development within the Precinct will be required to align with the Masterplans.
Drainage	Drainage within the Precinct will be managed in accordance with the 2020 Thurgoona Wirlinga Drainage Strategy (Appendix C) and provisions within the draft precinct-specific DCP will address drainage requirements throughout the Precinct.
Electricity	The Albury electrical network is currently serviced by two zone substations located at Union Rd and Jelbart Rd. Two high voltage 132kV lines traverse the Precinct along the southern and western boundaries. These lines require appropriate land use buffers, approximately 40m from the centreline. These high voltage lines are supported by a network of 22kV and low voltage lines that are periodically rolled out in line with new development. Planning for electrical infrastructure in Albury is managed by Essential Energy. A letter from Essential Energy is provided at Appendix P, which confirms that the network is periodically expanded to align with new development. The letter also recognises the opportunity for future community battery storage, as well as network batters, as can be explored by developers as required by Council.
Telecommunications	NBN Co. is responsible for the provision of telecommunications infrastructure within the Precinct. AlburyCity will continue to work with NBN Co. to support the delivery of telecommunications across the Precinct.
Gas	There is provision for gas within the Precinct.

A Staging Plan is provided within the 2025 Structure Plan, which is included at **Figure 40** and adopted into the draft site specific DCP (**Appendix A**). This will ensure that future development is delivered in accordance with the planning staging. The Staging Plan has been informed by AlburyCity's Water and Sewer Masterplans (**Appendix D**) which identifies expected timeframes for commencement of development. It is expected that development within the Precinct can be supported by essential infrastructure where provided in accordance with the Staging Plan.



LEGEND

 Precinct boundary

LAND USE STAGING

-  Serviced (2025)
-  2025-2035
-  2035-2045
-  2045-2055
-  2055-2065

Figure 40: Staging Plan

(Source: AlburyCity)

6.2.4 State and Commonwealth Interests

Q12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

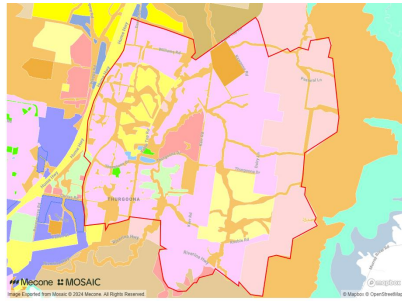
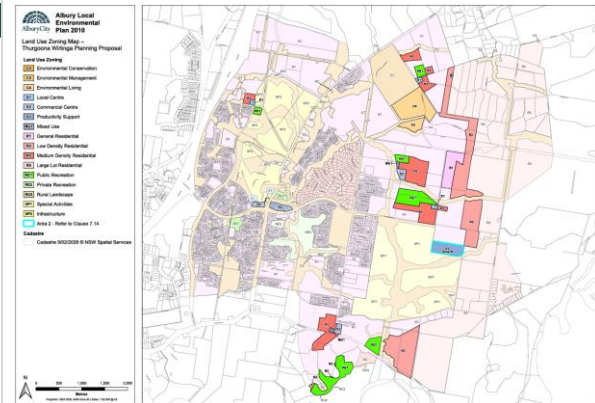
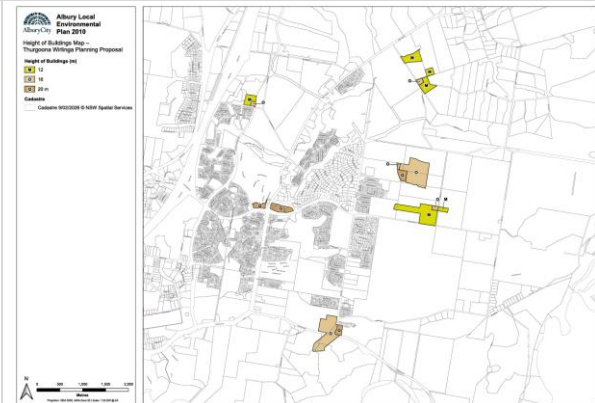
Consultation with key authorities and agencies has informed finalisation of the 2025 Structure Plan, which informs this Planning Proposal. The consultation undertaken in relation to the 2025 Structure Plan is described in further detail within **Section 8**.

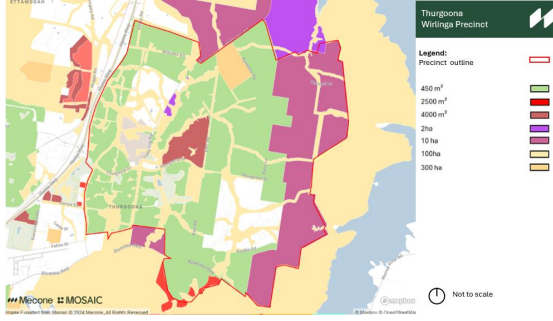
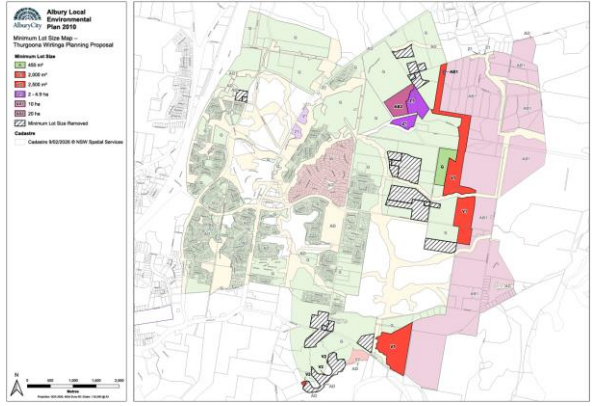
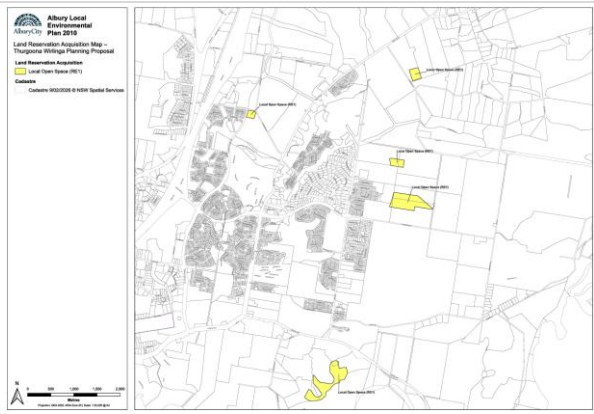
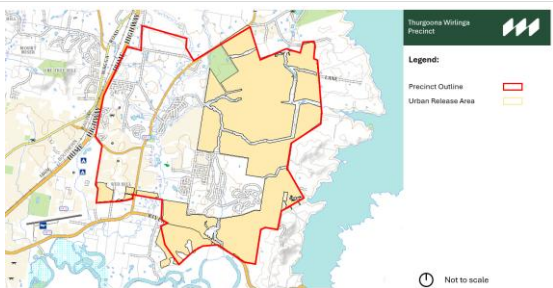
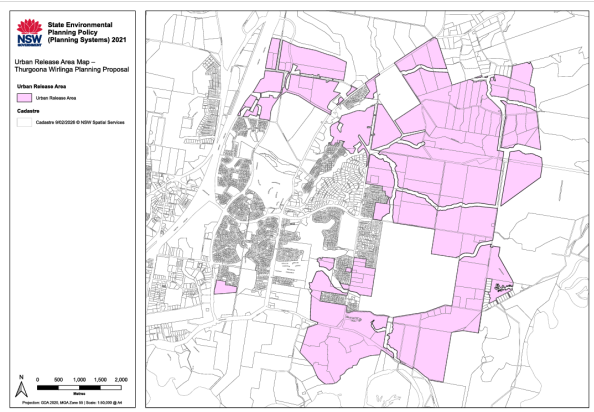
State and federal public authorities and government agencies will be consulted as required by the Gateway Determination for the Planning Proposal.

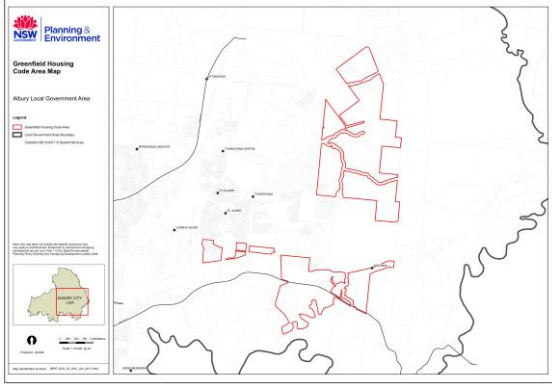
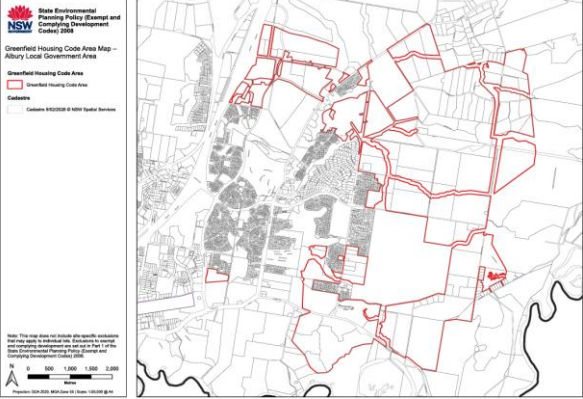
7 Maps

The proposed amendments to the Albury LEP 2010 are outlined in **Section 5** and the draft proposed maps included below. Larger format mapping is included at **Appendix B**.

Table 16: Schedule of map amendments

Map	Current control	Proposed control
Land Zoning Map		
Height of Buildings Map		
Floor Space Ratio Map		

Map	Current control	Proposed control
Minimum Lot Size Map		
Dwelling Density Map	Not applicable	
Land Reservation Acquisition Map	Not applicable.	
Urban Release Area Map		

Map	Current control	Proposed control
Greenfield Housing Code Area Map		

8 Community consultation

Background Consultation

Community consultation was undertaken for the 2025 Structure Plan with the process summarised below:

Stage 1: Background investigations – completed in 2023

- Review of 2013 Structure Plan.
- Review of consultation (previous community feedback was collated and analysed which informed an online survey and both community information session and industry forum).

Stage 2: Discussion Paper – completed in 2024

- Considered outcomes from Stage 1 consultation and technical investigations.
- Developed proposed amendments to the Structure Plan.
- Further consultation – testing ideas and proposed changes (via an online video, survey, pop ups and ‘talk to the team’ sessions).

Stage 3A: Updated Precinct Structure Plan and public exhibition – completed July 2025

- Prepared draft revised Structure Plan based on outcomes of Stage 1 and 2.
- Sought Council endorsement to publicly exhibit the draft Structure Plan.

Stage 3B: Finalise the revised Structure Plan – completed Dec 2025

- Submissions considered in finalising the Thurgoona Wirringa Precinct Structure Plan.
- Presentation to Council for adoption and to proceed to preparation of the Planning Proposal.

Public Exhibition

Subject to the provision of a Gateway determination to be issued by DPHI, the Planning Proposal will be placed on public exhibition for a period of 28 days consistent with the *Local Plan Making Guidelines* and Council’s Community Participation Plan. Confirmation of the public exhibition period and the requirements for consultation will be detailed as part of the Gateway determination.

In accordance with Council’s Community Participation Plan the following consultation will be undertaken:

- Written notice to adjoining property owners
- Local newspaper (e.g. The Border Mail)
- AlburyCity website (e.g. Engaging Albury)
- Plans available to view at AlburyCity Administration Building and local libraries.

The NSW Government Gateway Determination may specify a shorter or longer timeframe due to the nature of the proposal.

Agencies

In the preparation of this Planning Proposal, Council have engaged with public agencies and organisations to inform its progression. A summary of the feedback received is provided within **Table 16** below.

Table 17: Summary of agency and organisation feedback

Agency / Organisation	Summary of engagement
Rural Fire Service (RFS)	Feedback was received on 31 October 2025 which indicated that the Planning Proposal should be supported by a Strategic Bush Fire Study and a strategic plan addressing Chapter 4 of <i>Planning for Bush Fire Protection 2019</i>. The RFS recommended the study address bush fire landscape assessment including any required off-site measures, an indicative traffic study to consider evacuation and traffic impacts, servicing and emergency response infrastructure delivery, staged development risks, consideration of updating Bushfire Prone Land Mapping to reflect the extent of managed land, formal management of public open space where it is to be treated as managed land, and the impacts on bush fire protection measures where riparian or natural areas are to be rehabilitated. A Strategic Bushfire Study accompanies this Planning Proposal as requested and is provided at Appendix E. The findings of the study are discussed in detail within Section 6.2.1 of this Planning Proposal. RFS have reviewed the Strategic Bushfire Study and confirmed on 25 March 2026 that the matters in the above-mentioned correspondence have been addressed. RFS confirmed that there are no concerns subject to the adoption of the recommendations of Section 5.1 of the Study.
Civil Aviation Safety Authority (CASA)	Feedback was received on 20 February 2026. CASA advised that, given the Precinct's proximity to Albury Airport, Council should consult the airport operator regarding aviation safeguarding matters. CASA noted parts of the site may be affected by aviation-related controls, including building height restrictions associated with obstacle limitation surfaces and instrument flight procedures, and referred Council to the National Airports Safeguarding Framework for guidance. Council will engage with the airport operator on this matter.
Department of Defence	Feedback was received on 23 February and 2 March 2026. The Department of Defence confirmed that the draft amendment planning controls, proposed to be included within the draft amendment to the DCP (Appendix A) were appropriate and adequate. Defence supported the proposed 500m safeguarding framework and related DCP / planning certificate controls addressing noise, vibration, building height referral above 22 metres, and restrictions on public access to vantage points overlooking the Defence Establishment. Defence separately advised there was no significant light spill issue requiring further action.
Essential Energy	Feedback was received on 6 February 2026. Essential Energy advised that the Precinct is currently serviced by zone substations at Union Road and Jelbart Road. The agency identified two Transgrid 132kV transmission lines along the southern and western boundaries and advised that appropriate land use buffers of about 40 metres from the centreline should be maintained. Essential Energy also noted opportunities for future community battery and network battery infrastructure to be explored with developers and relevant parties. This advice has informed Section 6.2.3 of this Planning Proposal.

Agency / Organisation	Summary of engagement
Fire and Rescue NSW (FRNSW)	Feedback was received on 12 February 2026. FRNSW advised that the proposal has limited scope in relation to special hazards or firefighting issues and raised no comments, recommendations or additional requirements beyond applicable legislative requirements. A Strategic Bushfire Study accompanies this Planning Proposal as requested and is provided at Appendix E . The findings of the study are discussed in detail within Section 6.2.1 of this Planning Proposal.
NSW Police	Feedback was received on 20 February 2026. NSW Police identified potential risks relating to break and enter, theft and general safety as the Precinct develops. Recommendations included improved road infrastructure and speed review, consideration of infrastructure for emergency services, CCTV in activity areas and shopping precincts, improved footpaths and lighting, fenced playgrounds, lighting to parks and footpaths, and management of public toilet access and lighting.
Transport for NSW (TfNSW)	Feedback was received on 11 February 2026. TfNSW acknowledged Council's responses to its earlier submissions and advised it would consider the proposed left-only ingress off Riverina Highway / Kerr Road for the commercial land, subject to appropriate design resolution and on the basis that it would not provide access to the adjoining local road network. TfNSW reiterated that road network upgrades in the vicinity are required due to cumulative development demand and requested updated concept designs for future works within the Riverina Highway road reserve. The traffic conditions and envisaged street network are considered in detail within Section 6.2.1 of this Planning Proposal.
NSW Environment Protection Authority (EPA)	Feedback was received on 16 February 2026. The EPA noted that, while the Structure Plan addresses essential services such as water, wastewater and electricity, it does not adequately address waste management for the projected population growth. The EPA recommended Council engage with waste operators to confirm infrastructure capacity and prepare a Waste Management Strategy informed by relevant NSW waste and circular economy policy and best-practice guidance. Council will continue to engage with waste operators to confirm infrastructure strategy.
NSW State Emergency Service (SES)	Feedback was received on 24 February 2026. NSW SES recommended that flooding constraints be addressed using a risk-based approach informed by the best available flood information, including consideration of the full range of flood risk up to the probable maximum flood and climate change impacts. SES recommended excluding land with significant flood hazard or evacuation constraints from residential zoning, incorporating resilient infrastructure and evacuation access, considering flood mapping layers in strategic planning, locating emergency service facilities above PMF, avoiding sole reliance on flood-prone land for open space and active transport, and considering environmental zoning around watercourses to reduce flood exposure and support ecosystem resilience. Flooding constraints are considered in detail within Section 6.2.1 of the Planning Proposal and within the Flood Study Review at Appendix R .

Council will continue to consult with public agencies and organisations during the exhibition period and provide 28 days to comment. In particular with the following agencies and organisations:

- Transport for NSW
- NSW Department of Climate Change, Energy, Environment and Water (DCCEEW) - Environment and Heritage Group
- NSW Department of Climate Change, Energy, Environment and Water (DCCEEW) - Water Group
- Albury Local Aboriginal Land Council
- Schools Infrastructure NSW
- Civil Aviation and Safety Authority
- NSW State Emergency Services (SES)
- NSW Rural Fire Services (RFS)
- NSW Environment Protection Authority
- Emergency Services: Police, Ambulance and Fire Brigade
- Defence
- TransGrid
- Essential Energy

9 Project timeline

The LEP Making Guideline includes benchmark timeframes for the preparation, progress and determination of a Planning Proposal. The benchmark timeframes are the maximum length of time each stage in the process is expected to take. The timeframes for which an LEP is made is determined by DPHI and set out in the Gateway determination.

The Planning Proposal is classified as a 'Complex' Planning Proposal under the LEP Making Guideline.

Complex Planning Proposals have a maximum benchmark timeframe of 420 working days (excluding Stage 1 – Pre-lodgement). Based on the benchmark timeframes, the anticipated timeframe for completion of the Planning Proposal is 8-9-months as outlined in the table below.

Given the nature of the Planning Proposal Council seeks that the Department exercise the delegation of all the functions under Section 3.36 of the *Environmental Planning and Assessment Act 1979* as the Local Plan Making Authority (LPMA).

Table 18: Indicative project timeline

Stage	Timeframe
Gateway determination	45 working days
Gateway determination	12 August 2026
Post-Gateway	70 working days
Pre-exhibition	30 September 2026
Public exhibition and assessment	115 working days
Commencement and completion of public exhibition period	October 2026
Consideration of submissions	November 2026
Post exhibition review and additional studies	December 2026
Consideration of final Planning Proposal by Council	February 2027
Finalisation	70 working days
Submission to the Department for finalisation	February 2027
Finalisation of LEP amendment	March 2027
Publication of LEP amendment	March 2027

10 Conclusion

This Planning Proposal has been prepared on behalf of AlburyCity to support the rezoning of land at the Thurgoona Wirlinga Precinct and seeks to amend the provisions of the Albury LEP 2010. The amendments are sought to realise the vision for growth illustrated within the 2025 Structure Plan, which requires updated land use zones, revised planning controls and new mapping for residential areas, centres, open space and environmental lands. As Albury's primary growth area, the Planning Proposal will assist AlburyCity in realising the long-term strategic vision for the Precinct. The Planning Proposal demonstrates planning merit by meeting the directions of:

- Riverina Murray Regional Plan 2041
- Albury Local Strategic Planning Statement 2020
- Albury Local Housing Strategy 2023
- Albury Social Infrastructure Strategy 2025
- Towards Albury 2050 Community Strategic Plan
- State Environmental Planning Policies
- Ministerial Directions

The Planning Proposal translates the 2025 Structure Plan into the LEP, ensuring coordinated, long-term growth in Albury's primary urban release area. The updated planning framework will deliver:

- 14,000 to 19,000 new dwellings over the next 40 to 50 years, supporting a population increase of approximately 40,000 people.
- A new district centre, two village centres and three neighbourhood centres, accommodating around 55,000 m² of commercial and retail floorspace.
- A full hierarchy of open spaces, including district parks, sportsgrounds, riparian corridors and linear green links.
- Integrated community infrastructure, including sites for new schools, early childhood facilities and co-located community hubs.
- A more diverse mix of housing types, with medium-density areas focused in and around local centres and key movement corridors.
- Protection of significant environmental assets, including woodlands, wetlands, riparian habitats and scenic hillsides.
- A "Garden City 2.0" built form and landscape character, embedding access to nature, walkability, and climate responsive design.
- A staged and serviced approach to development, aligned with water, sewer, transport and drainage infrastructure planning.

The Planning Proposal has been prepared in accordance with:

- Section 3.33 of the EPA Act 1979
- NSW Department of Planning Housing and Infrastructure's *Local Environment Plan Making Guidelines*
- Relevant Section 9.1 Ministerial Directions.

Amendments to the Albury LEP 2010, the Planning Systems SEPP and Exempt and Complying SEPP provide the most effective mechanism for implementing the 2025 Structure Plan and ensuring orderly, well-coordinated development across the Thurgoona Wirlinga Urban Release Area. Updating the LEP AND SEPPs establishes the statutory framework needed to deliver the intended land use pattern, infrastructure planning and urban outcomes.

This Planning Proposal will deliver positive outcomes for the Albury community and is central to achieving the long-term vision for Thurgoona Wirlinga as a connected, resilient and highly liveable urban precinct.



AlburyCity

553 Kiewa Street, Albury NSW 2640

T 02 6023 8111

alburycity.nsw.gov.au