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MEDIA RELEASE

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ALBURY LEP APPROVED

The NSW Government has approved a new Albury local environmental plan (LEP) which supports 10,000 new dwellings to support the city's future growth.

Minister for Planning, Tony Kelly, said the plan provides a unified LEP for the entire council area, replacing the separate Albury and Hume LEPs used before council boundary changes in 2004.

"The LEP would provide significant new land release areas for Albury but at the same time protect key environmental areas such as the Grey Box Woodlands and habitat for the Superb Parrot and Squirrel Glider," the Minister said.

The plan includes new policy and planning initiatives that provide:

- Potential for 10,000 new dwellings to provide sufficient supplies of residential land for between 25-40 years;
- A series of environmental and habitat corridors through new release areas;
- A strengthened and expanded role for the Albury central business district as the major regional centre of the Murray Region, including the setting aside of the equivalent of six city blocks where commercial and retail development is given precedence over other land-uses;
- Additional mixed use zones, including apartment developments, in other parts of Albury CBD;
- Ongoing protection of key employment areas at East and South Albury, while planning for a significant new employment land precinct at Ettamogah is finalised; and
- Protection of significant visual landscape around Albury by limiting development in higher country above 220 metres to protect Nail Can Hill, Black Range and Lake Hume to the east.

Mr Kelly said it's understood the council will be applying to have the plan given "biodiversity certification" by the Department of Environment, Climate Change and Water.

"If this certification is granted, it will allow individual applications for new subdivisions to be streamlined because environmental areas to be protected have already been identified upfront," the Minister said.

The Department of Planning has made a number of changes to the LEP to address issues of regional or State significance including:

- Establishing residential development setbacks to protect the Murray River in line with the draft Murray regional strategy;
- Retaining the exhibited LEP's proposal to allow 10 hectare residential subdivisions on 176 hectares of land at East Albury, rather than deferring this land for investigation for higher density residential; and
- Retaining the exhibited LEP's proposal for a minimum rural subdivision size of 100 hectares north of Perryman Lane at Table Top, to allow a more detailed investigation into this issue.

The LEP has been prepared using the standard LEP template which aims to clarify and simplify State planning controls, but allows councils the flexibility to address specific local planning issues.
