

Section 6

**Community
Infrastructure
and
Urban Centres**



6.1 Precinct Context

As Thurgoona Wirlinga grows, the need for robust community infrastructure and thoughtful development of urban centres increases. Urban centres are densely populated areas with a mix of residential, commercial, and cultural activities, serving as hubs of economic and social activity within a region. The challenges of timely infrastructure delivery and sustainable urban development present unique opportunities for innovative, community-focused solutions.

A critical challenge lies in coordinating housing growth with the delivery of essential community facilities. Ongoing housing development requires a corresponding delivery in community infrastructure. This balance is essential in avoiding any deficit in the provision of these vital community services. Notably, like many greenfield development areas, residential development in Thurgoona Wirlinga has outpaced the provision of community and social infrastructure, as evidenced by the lack of new major facilities in the area.

Future centres and schools in the current Structure Plan are indicated as a land-use designations, and will need to be reflected in the underlying planning controls (land zoning) to assist future implementation. This also presents an opportunity to re-evaluate the urban centres to inform future changes to planning controls. Since 2013, no additional centres have been delivered, and notable facilities like the Thurgoona Plaza are experiencing congestion at peak times. The intended extension of the Major Neighbourhood Centre has not developed as envisaged in the Structure Plan, indicating a need for reassessment.

With the Precinct now 10 years into its 60-year plan, there is an opportunity to reassess the location, distribution, and design of these centres to enhance environmental, social, and economic outcomes.

The community is seeking more certainty regarding the establishment of new social infrastructure including parks, sports grounds, community centres and schools. The commitment from School Infrastructure NSW (SINSW) to deliver a new Thurgoona Wirlinga Public School is a step in the right direction.

The plan for growing Thurgoona Wirlinga highlights the need for services to support a future population of 50,000. However, services often follow residential development, resulting in a shortfall of provision. Integrating these services in the revised Structure Plan will foster a vibrant, self-sustaining community.



6.2 What We’ve Heard so Far



More parks and playgrounds

More parks delivered as early as possible



More community infrastructure

Schools, childcare, entertainment, multipurpose community spaces



Expanded commercial options

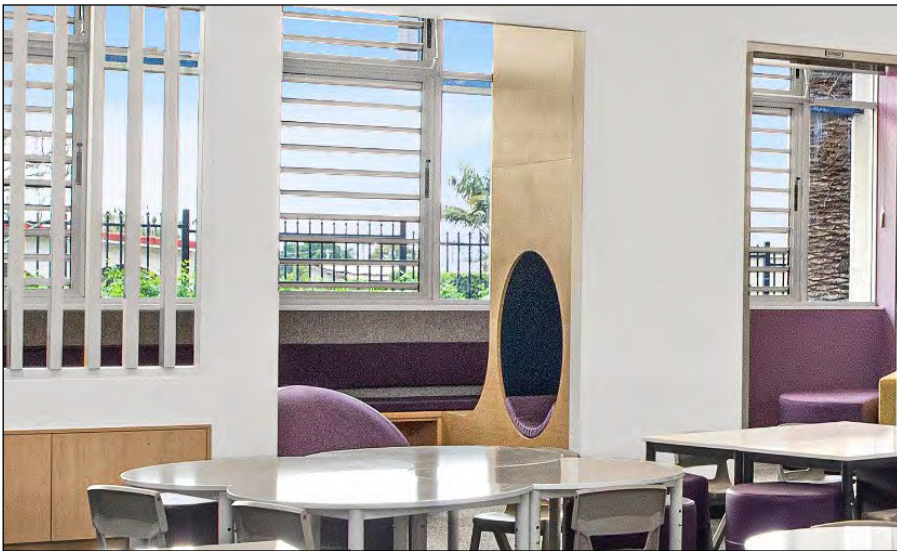
Variety and choice in retail and dining options

Other comments and ideas the community has shared

- More public schools are needed, with the existing primary school at capacity. A public high school is also necessary, as other schools are too far away and inaccessible by walking or cycling. The State Government needs to progress with new schools’ planning and delivery.
- Improved public spaces and amenities are desired, especially around Thurgoona Plaza, with more outdoor seating, greenery, grassed areas, and improved parking.
- Expanded retail and service offerings are needed, especially shops (groceries), doctors and health facilities, restaurants and cafes, post offices, and youth programs.
- Improved Thurgoona Community Centre or a new community hub with a community garden is sought to meet community needs better.
- A new town square, cultural facilities, or community heart where the people of Thurgoona Wirlinga can gather and hold events.
- Plan locations of local amenities, such as shops and services, within walking distance.
- Connect key community infrastructure and urban centres with bike tracks, parks, and walking paths.
- Create areas for multiple uses to enhance flexibility.
- Clearly define where employment centres will be located.
- Have both minor and major industrial and commercial zones.
- Make Thurgoona a better serviced city with a defined ‘heart’ and other destinations (such as medical centres, supermarkets, café)
- Provide more entertainment option for teenagers (e.g. adventure playgrounds, water play)
- Build community spirit with new community facilities (e.g. libraries, arts and cultural centres)
- Make sure community facilities can play a dual role as emergency shelters in times of crisis
- More water recreation for the community to cool down during hot summer days (e.g. a splash park, swimming pool)
- Collaborate with Charles Sturt University (CSU) to improve access to their facilities
- Establish a welcome program that can help new residents
- Expand preschool provision

6.3 How We’re Responding

New Primary School - Thurgoona Wirlinga



Funding for a new public primary school was confirmed in the 2022-2023 NSW State Budget. Funding for a new preschool was confirmed in the 2023-2024 NSW State Budget.

Planning for both the primary school and preschool is underway, including site selection. The NSW Government provides progress updates on the new primary school at schoolinfrastructure.nsw.gov.au/projects/a/albury-thurgoona-new-primary-school.html

AlburyCity are working with the State Government (School Infrastructure NSW), to progress the delivery of a new primary school in Thurgoona, and also forecasting suitable locations for future public schools (both primary and secondary) in the Thurgoona Wirlinga precinct.

Social Infrastructure Strategy



AlburyCity is currently developing a Social Infrastructure Strategy which will inform provision of community facilities and open space for the Thurgoona Wirlinga Precinct Structure Plan review.

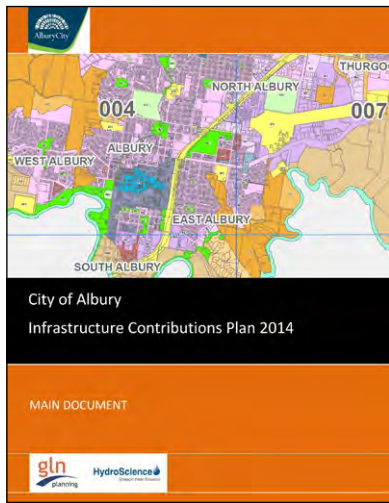
This review includes ensuring the type, scale and locations of areas designated as open space in the existing Structure Plan are appropriate and explore options to co-locate more open space with community facilities to increase their usability.

Early findings of the Social Infrastructure Strategy confirm that:

- The existing Thurgoona Community Centre is currently undersized for the population it is servicing and is operating at full capacity;
- There is a under provision of cultural facilities (including library services) in Thurgoona, with limited opportunities for the community to engage with various forms of arts and culture;

- The existing public open space provision in Thurgoona Wirlinga is significant, however the majority of this comprises of natural areas which is not always appropriate for people to use as recreation space. Many existing parks also have low amenity and odd shapes that limit their effective use
- There is currently an under provision of parks and sports spaces, meaning the delivery of a significant amount of new parks and sports spaces as proposed in the Structure Plan will be critical to meeting both existing and future demand, especially in locations that are usable, functional, high quality and accessible to where the future community will be living

Albury Local Infrastructure Contributions Plan Review



AlburyCity are undertaking a review of their Local Infrastructure Contributions Plan (also known as developer contributions) to enhance the delivery of essential infrastructure like parks, community facilities, local roads, footpaths, and stormwater.

Developer contributions applies to all new developments, including complying developments, within the AlburyCity Local Government area.

Albury Retail Floorspace and Industry Review



The study provides a comprehensive assessment of the demand and supply for retail development in Albury’s major retail precincts including the Albury CBD, Lavington, East Albury, Springdale Heights and Thurgoona. The project team have reviewed this study and support the findings such as maintaining retail hierarchy in the LGA and that generally suitable sized retail areas are being planned to accommodate growth in Thurgoona Wirlinga (as shown in the 2013 TWPSP)



6.4 Case for Change



Infrastructure Shortfall

There is a pronounced community desire for more facilities and services to adequately serve the local population. This need reflects the growing demands of a rapidly expanding community.

Currently, AlburyCity relies on the dedication of land for local infrastructure, which presents certain limitations in terms of availability and suitability.

To address this, there is a need to provide new spaces that can be co-located and are multi-purpose, designed to be future-proof and adaptable to changing community needs. Such spaces can cater to a variety of uses and evolve over time as the community grows and its needs shift.



Collaboration with Agencies and Landowners

Collaborating with various agencies and landowners is essential to facilitate the provision of new infrastructure. This collaborative approach can leverage different resources and expertise, leading to more efficient and effective development.

There is noticeable proponent interest in developing new centres, indicating a potential for public-private partnerships or other collaborative models to deliver community infrastructure.

School Infrastructure NSW (SINSW) is investigating new primary school locations, presenting an opportunity to cluster educational facilities with new centres. Such clustering could create synergies between educational and community infrastructure, enhancing the utility and accessibility of these facilities.



Explore Role and Function of Centres in Community

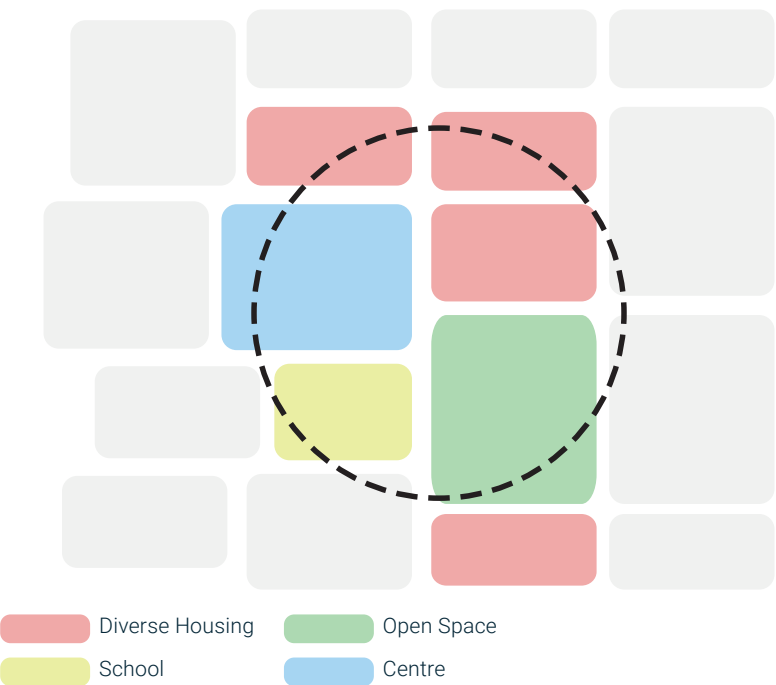
With the ongoing residential growth, there is a pressing need for a new centre that can cater to the expanding population. This centre should not only meet current demands but also be scalable to accommodate future growth.

Additionally, it is important to explore suitable uses in these centres, including opportunities for local employment. This review explores the potential for introducing local industry and commercial uses such as artisan food and drink, mechanics and smash repairs to support a growing Thurgoona.

6.5 Principles and Drivers

In the Thurgoona Wirlinga Precinct Structure Plan, certain principles and drivers are fundamental in shaping the development of community infrastructure and urban centres. These guiding concepts are instrumental in ensuring that the community’s growth is not only sustainable but also enhances the quality of life for its residents. The following points articulate these principles and drivers:

Clustering Community Assets for Maximum Benefit



A significant opportunity exists to create walkable neighbourhoods where schools, community services, and open spaces are co-located. This approach facilitates easy access to essential amenities and fosters a sense of community.

Social infrastructure, such as a new community centre or public school, can be strategically located near a future neighbourhood centre. This approach will ensure the offerings of different facilities complement each other and leads to the creation of integrated community hubs, where community services are conveniently accessible from one central location.

Co-locate Assets with Nature and Connectivity



A key principle is to co-locate community facilities, sport spaces and parks with natural assets, effectively bringing the environment into the daily lives of the community. This integration not only enhances the aesthetic appeal of these spaces but also promotes a deeper connection between residents and their natural surroundings, contributing to mental and physical well-being.

Focus on Areas of Potential Change for Delivery



Much of the Thurgoona Wirlinga Precinct is already developed, particularly to the west of Kerr Road. This review has an emphasis on areas with the greatest potential for change, early delivery of infrastructure and services. This proactive approach ensures that resources are allocated efficiently and effectively, addressing the most pressing needs first.

Collaboration with State agencies and landowners is crucial in this endeavour. By working together, these entities facilitate the development of infrastructure and services that are well-aligned with the community's needs and the area's overall growth strategy.



Survey Question

Please indicate your level of support for the proposed locations of new schools within the precinct.

6.6 Options and Approaches

6.6.1 Schools

Overview

In the review of the Thurgoona Wirlinga Precinct Structure Plan, educational infrastructure plays a crucial role. The approach to developing schools in the area has evolved since the 2013 Structure Plan, reflecting the changing needs and growth of the community. The following points provide an overview of the current plans and approaches for schools within the precinct.

The 2013 Structure Plan originally planned for significant educational infrastructure, including 6 primary schools, 3 high schools, and 3 private schools, distributed across the precinct. This distribution was aimed at ensuring accessible education options throughout Thurgoona Wirlinga.

Proposed Change

In a recent assessment, the public school provision in the precinct is proposed to be adjusted to 4-5 primary schools and 1-2 high schools. This revision reflects changes to way government schools are planned, with fewer, larger schools accommodating more students and providing more learning opportunities and better facilities. These changes also reflect ongoing demographic and developmental changes within the precinct, ensuring that educational infrastructure aligns with the current and projected needs of the community.

Consistent with the principles outlined in the 2013 Structure Plan, primary schools are still planned to be distributed across the precinct. However, this distribution will be realigned to be consistent with the nature-based framework of the precinct, ensuring that schools are integrated into the natural environment and are accessible to the community. Potential changes in school provision and locations from the 2013 Structure Plan are shown in the map (subject to review and investigation).

The NSW Government’s 2023-24 budget confirmed the commitment to build a new primary school in the Thurgoona area. The location of the new school will be selected in accordance with the [School Selection Criteria \(2023\)](#). School Infrastructure NSW (SINSW) is undertaking the planning and delivery of the new primary school to ensure the school supports community needs and responds to changes in student population arising from future population growth.

A future public high school (HS1) is proposed to be co-located with tertiary education facilities, offering ongoing benefits and synergies between different educational levels. This siting and co-location is consistent with the 2013 Structure Plan. While indicated in the south-east of the TAFE NSW site, there are several suitable options within the wider TAFE NSW and Charles Sturt University precinct. Like other government schools, the high school location is subject to further investigation and collaboration with relevant agencies, providing flexibility to adapt to the best possible site within this Education Precinct.

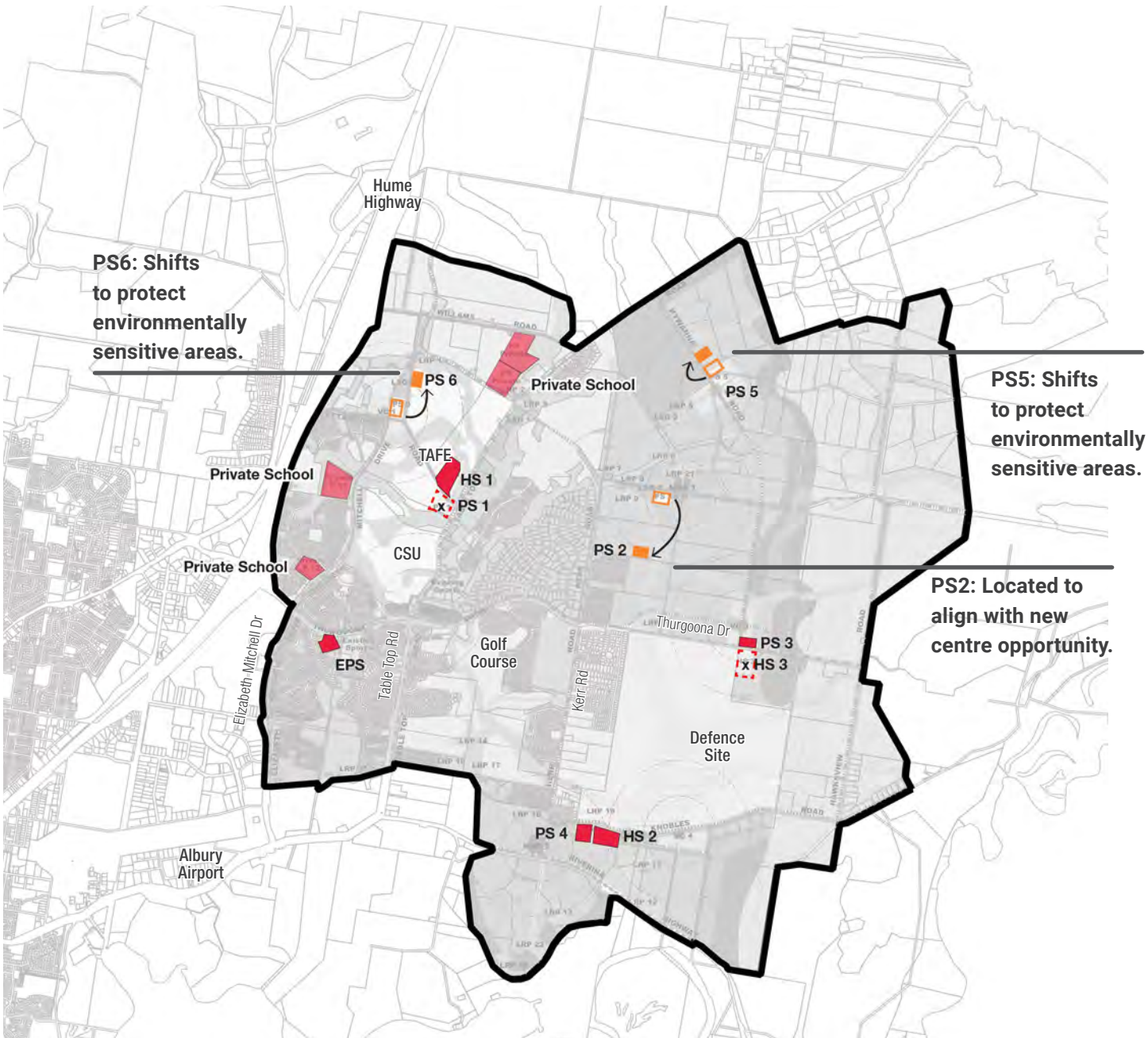


Figure 19: Options and Approaches - School Map

Legend

- Revised School Location
- SP2013 School Location
- No Change

*Indicative locations for educational facilities - subject to further review and school selection criteria (2023)
education.nsw.gov.au/about-us/efsg/design-framework/site-selection-guidelines

Removed (Consolidated Schools Approach)





Survey Question

Please indicate your level of support for the proposed location of:

- Village Centre 2
- Major Neighbourhood Centre 2
- Major Neighbourhood Centre 3.

6.6.2 Centres

Overview

The approach to creating centres is pivotal to shaping Thurgoona Wirlinga’s urban landscape and community life. Centres permit a range of services and uses not always permissible in other areas, such as doctors’ surgeries, shops, cafés, restaurants, post offices and police stations. The following points elaborate on the proposed strategies and approaches for the development of centres within the precinct, consistent with the 2013 Structure Plan Principles.

Re-alignment with Nature-Based Framework

The location of centres has been re-aligned to be consistent with the Nature-Based framework. This alignment underscores the commitment to integrating urban development with the natural environment, ensuring that centres contribute to the area’s ecological and aesthetic value.

Distribution and Alignment with Transport Networks

The distribution of centres is carefully planned to align with public and active transport networks. This ensures that centres are easily accessible by various modes of transport, promoting sustainable travel choices and enhancing connectivity within the precinct.

Clustering with Amenity

The centres are clustered with amenities such as community centres, schools and parks. This clustering creates hubs of community activity that are multifunctional, offering a range of services and facilities in one location and enhancing the liveability of the precinct. To support the viability of centres and best use of this amenity, as well as providing more diverse housing options, shop-top housing is proposed in new centres, supported by nearby medium density housing, such terraces and townhouses.

Number and Size of Centres

The project team have reviewed the recent Albury Retail Floorspace and Industry review prepared by HillPDA. They deemed the envisaged floorspace provision appropriate to meet the future needs of the growing community

The proposed relocation of MNC2 raises the question if there will be a need for a fourth Village Centre (VC4) in the southwest of the precinct, as its economic viability may be impacted by its proximity to MNC2. VC4 would be the last village centre delivered in the precinct, with an anticipated floorspace provision of 1,600m2 of retail GFA, consisting of a small supermarket a speciality stores. There is an opportunity for this floorspace allowance to be delivered in other areas, potentially integrated within residential subdivisions to provide a local corner shop/ kiosk or café.

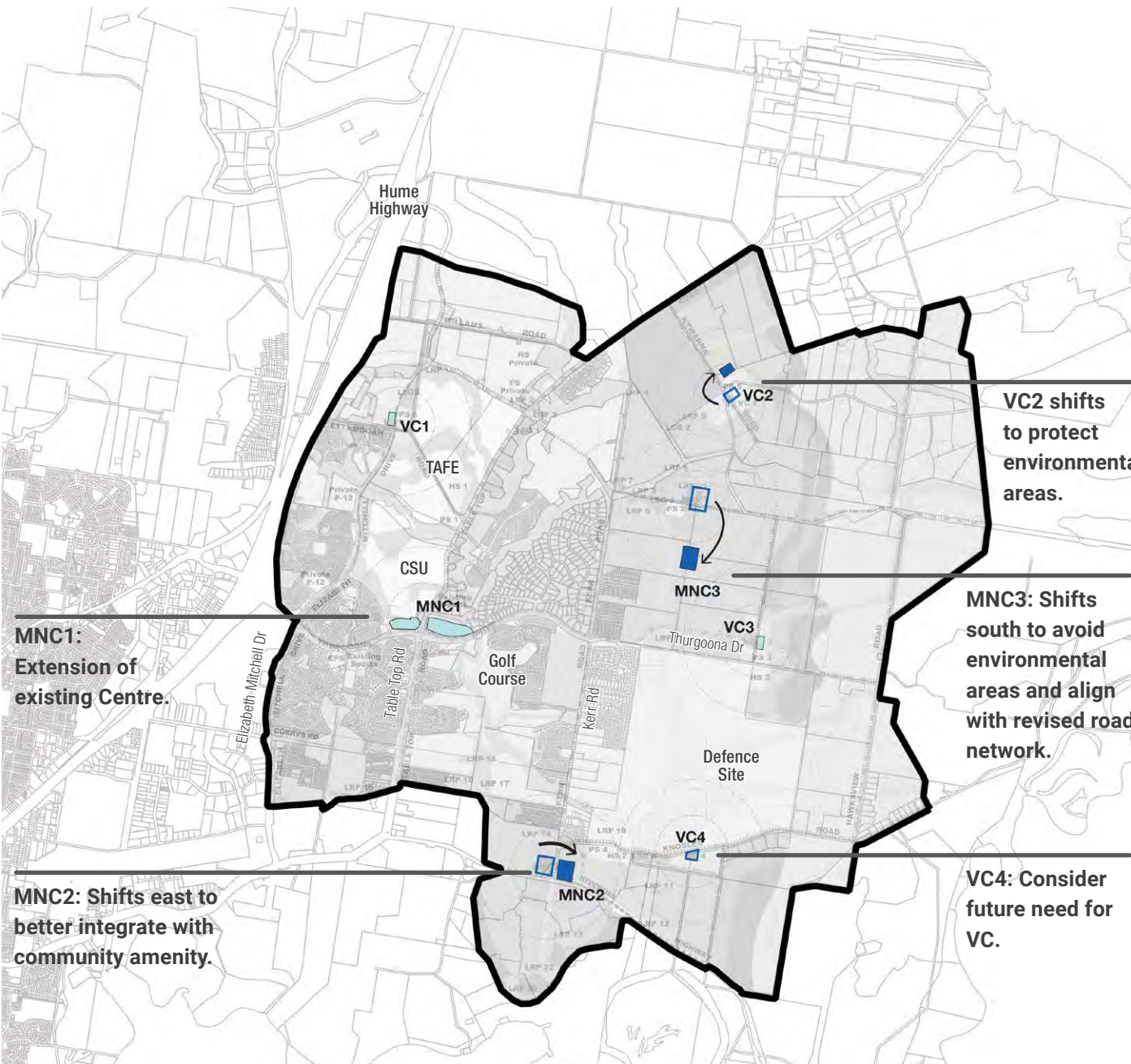


Figure 20: Options and Approaches - Centres Map

Legend

- Revised Centre Location
- Centre Location Retained
- SP2013 Centre Location



Information

This review has identified that Major Neighbourhood Centre 1 has not developed as envisaged in the 2013 Structure Plan. The review focuses on improving amenity in MNC1 and reassessing how to get better outcomes for the planned MNC2 and MNC3.

Major Neighbourhood Centre 1

Developable land throughout Major Neighbourhood Centre 1 (MNC1) has largely been developed or approved for development. A focus for MNC1 is improving public domain, landscaping and building on existing landscape buffers to the Thurgoona Drive and Table Top Road.

Two detention basins for stormwater mitigation and public viewing platform with food and beverage outlets exists to the east of the site. This will be better integrated with the town centre and visually improved with additional landscaping.

An enhanced connection to the existing supermarket site to the west has been retained (as per the 2013 Structure Plan).

As per the 2013 Structure Plan, it is envisaged that following the development of other centres, MNC1 will redevelop into a District Centre, providing up to 35,000m2 of retail and commercial GFA. This will happen through utilisation of underutilised sites, intensified redevelopment and a potential further expansion.

Proposed Development Specifications for MNC1.

Code	Type	Size (ha)	Full Line Supermarket GFA (m²)	Specialty stores GFA (m²)	Office Space GFA (m²)	Total GFA (m²)
MNC1	Major Neighbourhood Centre	12.5	3,500	2,500	1,000	7,000



Figure 21: Concept Plan - Major Neighbourhood Centre 1 (Indicative Only)

Information

This review has identified that MNC2 is well placed along the Riverina Highway but would be better located on the Eastern side of Kerr Road.

Major Neighbourhood Centre 2

The current 2013 Structure Plan locates Major Neighbourhood Centre 2 (MNC2) on the western side of Kerr Road. Following a review of approved and future development areas, MNC2 would be better located on the eastern side of Kerr Road and integrated with future development to avoid areas of environmental sensitivity in the east. With the centre in this location there is also an opportunity to integrate a hilltop park and public plaza as an extension of the town centre. A 10m vegetation buffer to the Riverina Highway shall incorporate an active transport connection.

Proposed uses remain with a focus on the arrangement and location of uses to better compliment future development. Big Box retail is located on the corner of Kerr Road and the Riverina Highway to take advantage of the street presence. Surface carparking remains on the periphery of the neighbourhood centre reducing vehicle movements through the centre and providing direct access off the Riverina Highway. A medium density housing interface to the east is desirable and integrates well with the scale of the centre. These uses are intended to focus activity on an internal main pedestrian street, rather than fronting pedestrian and retail activity towards a busy highway.

Proposed Development Specifications for MNC2.

Code	Type	Size (ha)	Full Line Supermarket GFA (m²)	Specialty stores GFA (m²)	Office Space GFA (m²)	Total GFA (m²)
MNC2	Major Neighbourhood Centre	3.66	3,500	2,500	1,000	7,000



Figure 22: Concept Plan - Major Neighbourhood Centre 2 (Indicative Only)

Major Neighbourhood Centre 3

The location of the Major Neighbourhood Centre 3 (MNC3) in the 2013 Structure Plan incorporates two proposed major cross roads, connecting to Thurgoona Drive, Kerr Road and Dairy Lane. The current location of MNC3 could impact areas of high environmental significance. This location is not aligned with the nature based framework and from a future development perspective, would not achieve a desirable town centre. Relocating MNC3 further south and adjacent to the future intersection of the proposed major cross roads provides an improved interface with existing riparian corridors and future development.






Improved pedestrian connectivity and active transport is possible with this arrangement given focused vehicle movements are to the periphery of the centre. Impacts to the existing riparian corridor are also minimised.

Land use remains consistent with the 2013 Structure Plan, however the arrangement of uses has changed to improve integration with future development scenarios and the existing riparian corridor. Parking remains located to the periphery of the town centre and equally distributed throughout.

Proposed Development Specifications for MNC3.

Code	Type	Size (ha)	Full Line	Specialty	Office	Total
			Supermarket GFA (m²)	stores GFA (m²)	Space GFA (m²)	
MNC3	Major Neighbourhood Centre	3.68	3,500	2,500	1,000	7,000

Legend

-  Parking
-  Plaza
-  Mixed Use / Shop Top Housing
-  Community
-  Open Space

Information

This review has identified MNC3 would be better located further south to avoid areas of high environmental significance.

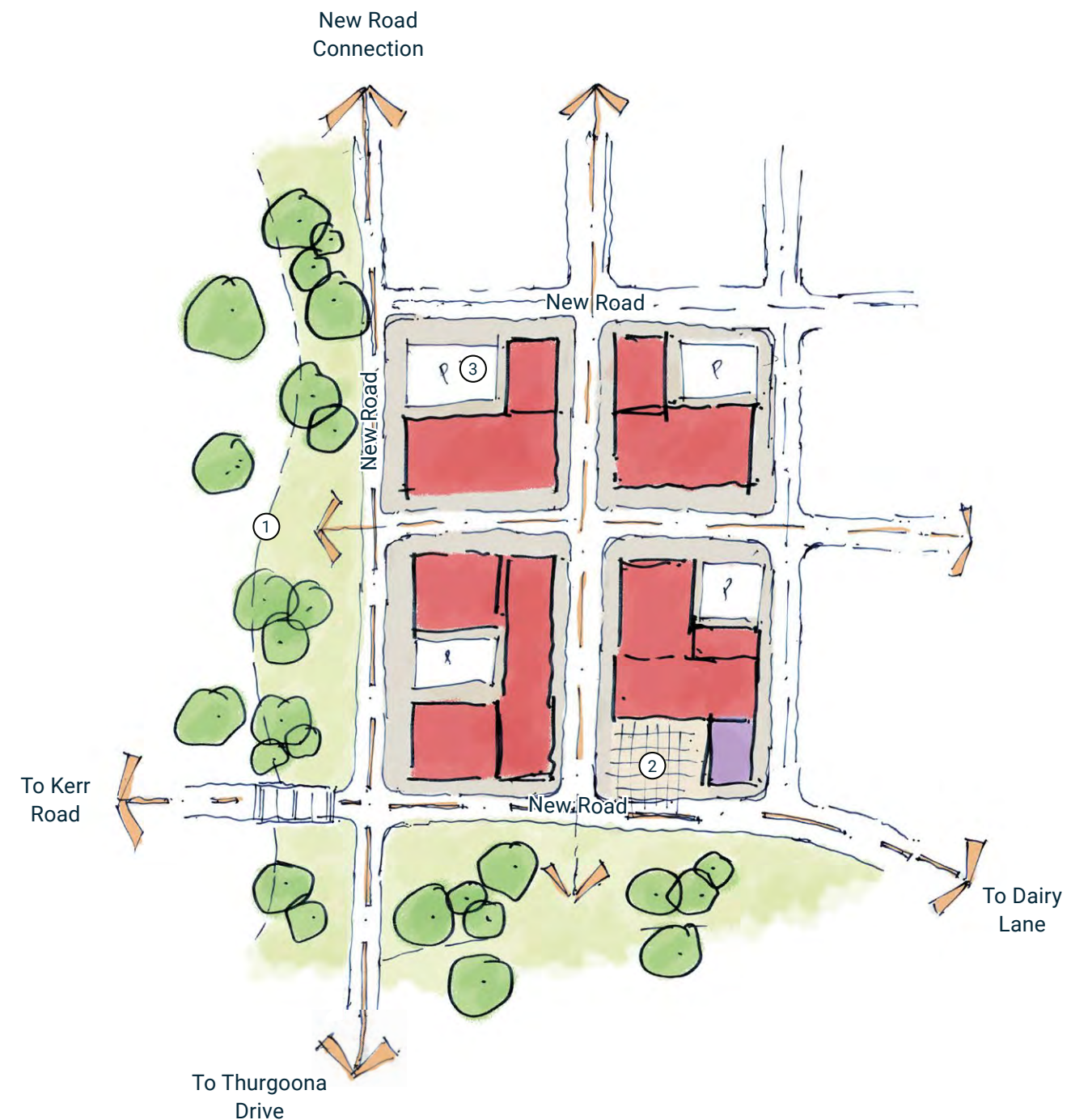


Figure 23: Concept Plan - Major Neighbourhood Centre 3
(Indicative Only)

Village Centres

Village Centres provide local retail and services, in a smaller quantum compared to Neighbourhood Centres. Village Centres contain a mixed use/ retail offering balanced with community facilities interfaces with pedestrian laneways, streets and public plazas to encourage activation within the public domain.

This review has identified that the need for Village Centres remains relevant. The review focuses on refining the locations of village centres to ensure their locations best reflect economic and environmental considerations.

All Village Centres in the 2013 Structure Plan are located adjacent to major roads and centred around lower order streets with a pedestrian focus. Parking is generally decentralised and aligned with major road corridors, further improving pedestrianisation of the centre. This village centre arrangement also provides greater opportunities to introduce pedestrian shared zones/ slow traffic zones. This review has identified that the need for Village Centres remains relevant. The review focuses on refining the locations of village centres to ensure their locations best reflect economic and environmental considerations.



Figure 24: Concept Plan - Village Centre (Indicative Example Only)

Centres Zoning

As part of the Structure Plan review, we will seek to formalise the location of future centres through changes to underlying planning controls. These changes will be delivered through a Planning Proposal which will be prepared by AlburyCity following the finalisation of the Structure Plan review, as well as updates to the Albury DCP.

Benefits and Tradeoffs

Changing the underlying planning controls will provide certainty to the community and developers to the size and location of centres. There are a number of options to consider for the most appropriate land use zone in centres:

- Land is currently zoned R1 General Residential which does not support a range of commercial activities;
- Zone E1 Local Centre allows for commercial land uses and more types of residential accommodation;
- Zone E2 Commercial Centre allows for commercial land uses, restricts types of Residential Accommodation, but still permits shop-top housing;
- Zone MU1 Mixed Use allows commercial land uses and a wide variety of uses.

Other regional centres have included additional provisions in the LEP to control the amount and types of floorspace that can be developed in a centre. This protects the viability of other centres and ensures they are the correct size for their catchment, as well as allowing an appropriate mix of residential uses. This could be considered for neighbourhood centres in Thurgoona Wirlinga to ensure that these centres do not detract from the viability of the Albury and Lavington CBDs and give developers and the community some assurance on the future make-up of the centre.

In addition to changes to the Albury LEP, stronger Development Control Plan (DCP) controls will also help ensure future centres are delivered as envisaged. This will involve drafting new DCP chapters containing specific development guidance for centres, not deferring this guidance to the structure plan document, or requiring site specific DCPs from proponents to guide future development.

Zoning Table

Zone / Land Use	Zone E1 Local Centre	Zone E2 Commercial Centre	Zone MU1 Mixed Use	Zone R1 General Residential
Business Premises	✓	✓	✓	✗
Commercial Premises	✓	✓	✓	✗
Community Facilities	✓	✓	✓	✓
Entertainment Facilities	✓	✓	✓	✗
Food and Drink Premises	✓	✓	✓	✗
Light Industries	✗	✗	✓	✗
Markets	✓	✓	✓	✗
Neighbourhood Shops	✓	✓	✓	✓
Neighbourhood Supermarkets	✓	✓	✓	✗
Office Premises	✓	✓	✓	✗
Public Administration Buildings	✓	✓	✓	✗
Pubs	✓	✓	✓	✗
Residential Accomodation	✓	✗	✓	✓
Shop Top Housing	✓	✓	✓	✓
Shops	✓	✓	✓	✗

Figure 25: Permitted Uses by Zone Table

6.6.3 Community Activation

In the planning and development of Thurgoona Wirlinga, the approach to delivering community and recreation facilities is critical to facilitating the establishment of community nodes and amenity. The following points elaborate on the proposed strategies and approaches for the development of centres within the precinct, consistent with the 2013 Structure Plan Principles.

Community Centres

There are four existing community centres within Thurgoona: Thurgoona Community Centre (public), Thurgoona Country Golf Club Resort (private), Thurgoona Mens Shed (public) and the Thurgoona Football Club house (public). This review has identified that the need for local community centres in the 2013 Structure Plan remains relevant.

The review focuses on contemporary planning approaches to creating multifunctional community facilities, expanding the understanding of what the proposed local community centres could look like. The demand for more community gathering space can be met through provision of a wider variety of possible built forms other than just meeting rooms and halls, such as outdoor pavilions and amphitheatres.

The proposal for one new district community centre will be retained. The proposed location of new local and district community centres has been re-aligned to be consistent with the proposed revised locations of urban centres.

Consultation undertaken to inform the development of the Social Infrastructure Strategy indicates that delivery of the district community centre is a very high priority, especially to meet a growing lack in the variety of services available to the community (including library services, arts and cultural services) and more community meeting space.

Proposed Change

The proposed District Community Centre is currently shown co-located with Major Neighbourhood Centre 3, but based on the co-location principles, there is also strong community support for it to be possibly located within District Sports Ground 1, or adjacent to a new School or within Major Neighbourhood Centre 2.

The District Community Centre is proposed to be in the order of 2,500sqm to 3,000sqm in size and would include potential uses such as a youth centre area, performance area, exhibition area and meeting hall. The size is comparable to facilities such as the Mirambeena Community Centre in Lavington and the Albury Library Museum in Albury.

Aquatic Facilities

The proposal for 1 new aquatic facility will be retained as is currently suggested within the proposed District Sports Ground, as per the 2013 Structure Plan.

Consultation undertaken to inform the development of the Social Infrastructure Strategy indicates that there is strong community support for swimming pool or splash park facilities.

Community identity

Civic pride and a sense of place will be promoted through the following physical features:

- High quality landscape design elements in public spaces;
- The use of public art;
- Responsiveness to cultural heritage in place names and interpretive signage.



Survey Question

Please indicate your level of support for the proposed options for new Community Centres.



6.6.4 Public Open Space

The location and development of parks and sports spaces are critical components of the Thurgoona Wirlinga Precinct Structure Plan. These elements not only provide recreational opportunities for the community but also play significant roles in supporting environmental conservation and water management.

The planned quantity of public open space shown in the 2013 Structure Plan has been reviewed and deemed suitable to service the planned population. This includes approximately 45 hectares of parks and 35 hectares of sports spaces. The proposed number and sizes shown in the 2013 Structure Plan are well distributed throughout the precinct – 22 parks ranging between 0.4 to 6 ha each, 5 local sports grounds of 4ha each and one district level sports ground of 15 hectares.

This general approach is proposed to be retained. However, some local park and local sports ground locations shown in the 2013 Structure Plan require review so that they are not overly encumbered by natural areas that are unsuitable for recreation uses. Open space will continue to be distributed across the Precinct, with future dwellings to be within an 800m walking catchment of open space.

The following points provide an overview of the current strategies and considerations for open spaces in the precinct:


Continue Co-Location Opportunities

Co-locating community facilities and open spaces nearby to each other provides an opportunity to create a ‘hub’ of community activity that delivers more than one type of service or recreation activity in the same location. A co-location approach is especially associated with schools, community centres and village centres.

Sports Spaces

District Sports Ground 1 (DSG1) is proposed to be retained as a buffer to the Defence site. This retention is strategic, considering the noise generated by the Defence site as per the Strucutre Plan 2013 and the recreational needs of the community.

This review has identified that while the overall quantum of sports space in the 2013 Structure Plan remains sufficient, some Local sports grounds are in unsuitable locations due to environmental sensitivity or topography reasons. The review focuses on refining the locations of local sports grounds, possibly changing provision to 4 local sports grounds of 5ha each (instead of 5 local sports grounds of 4ha each) or alternatively consolidating some local sports grounds into a second District Sports Ground (min 10ha).



Survey Question

Please indicate your level of support for the proposed options for new sports spaces.

Information

This review has identified that the provision of open space in the 2013 Structure Plan remains relevant. The review focuses on ensuring parks and sports grounds are in the right locations and explores revised layouts to fit with contemporary planning approaches to creating well connected and multipurpose recreation precincts.



Survey Question

Please indicate your level of support for the proposed provision of new linear shaped parks.

Linear Parks

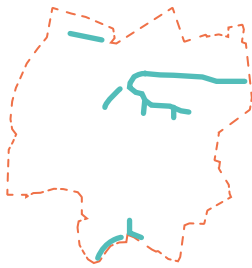
The Structure Plan review proposes to introduce further linear parks to the precinct. These linear parks aim to achieve multiple objectives:

- They serve to protect areas that may not have formal conservation status but are still valuable for their ecological and recreational contributions;
- These parks are designed to connect public amenities to natural assets, thereby enhancing the accessibility and enjoyment of the area's environmental features;
- Linear parks play a crucial role in stormwater management within the landscape. They incorporate features like basins and habitats, effectively combining utility with ecological value;
- Additionally, linear parks provide continuous opportunities for active transport, such as walking and cycling paths, promoting healthy and sustainable lifestyle choices among residents.

Various existing riparian and drainage corridors create opportunities to introduce additional areas of embellished and managed areas of open space including new canopy trees. The example figure on this page seeks to enhance and embellish the edges to the corridor where appropriate. This approach protects existing flora and fauna maintaining high-quality biodiversity and habitat, while also providing recreation opportunities.

Embellished areas of landscaping may include concrete walking paths, small native garden beds and various new native canopy tree plantings. There are also opportunities to incorporate passive and active uses, for example, playgrounds, nature play, or outdoor furniture.

In locations where riparian corridors are adjacent centres there are possibilities to connect pedestrian links and public open space. In appropriate locations elevated connections across the riparian corridor may be possible to increase walkability and better connect communities.



Key Plan - Linear Parks

Legend

- Embellished / Managed Open Space
- Conservation / Unmanaged Lands
- Water Bodies
- Pedestrian Bridges
- Native Trees

- ① Protect high conservation areas through a central unmanaged landscaped corridor.
- ② Introduce managed areas of landscape.
- ③ Ensure min. 0.4ha park space is usable, and accommodates a diverse array of activities.
- ④ Enable minor pedestrian connections to adjacent points of interest.

Figure 26: Concept Plan - Linear Parks (Indicative Only)



Survey Question

Please indicate your level of support for the proposed locations of new E3 zones. Do you have any further comments on the Community Infrastructure and Urban Centres theme?

6.6.5 Urban Services and Light Industrial

Overview

A range of urban services will be required to serve a growing population to ensure that the community can conveniently access local services such as mechanics, smash repairs, local trades and other commercial services without having to travel great distances and assists in creating well served neighbourhoods. An overview of the strategies and considerations for incorporating urban services and light industrial areas in the plan is provided on this page :

Proposed Change

There is an opportunity to introduce pockets of urban services and light industrial land in areas impacted by external factors such as noise or other uses. This includes locations near the Defence site or areas affected by aircraft and road noise. Utilising these areas for light industrial purposes can maximise land use efficiency in parts of the precinct where residential development may not be preferable.

By allocating these areas for urban services and light industrial use, land use conflicts can be significantly reduced. This strategy provides effective buffers to residential areas, mitigating the impact of noise and other disturbances on residential communities.

Catering for Future Community Needs

These urban service and light industrial areas are envisioned to cater to future community needs by supporting various services and operations. This includes local mechanics, smash repairs, local manufacturing services such as stone masons and joiners, as well as recycling or waste management facilities, smaller warehousing, logistics, and other commercial operations like gyms. These facilities will be essential in supporting the local economy and providing convenient services to the community.

Focus on Lower Impact, Small to Medium Enterprise

The plan focuses on accommodating generally lower-impact, small to medium enterprises in these areas. This ensures that while these services and industries are essential to the community, their environmental and social impact remains manageable and does not undermine the role of planned centres. Smaller lot sizes support right-sized properties for small to medium enterprise.

Zone E3 Productivity Support

To facilitate this development, this review proposes zoning these areas as E3 Productivity Support. This zoning is specifically designed to encourage the development of these kinds of enterprises, providing a regulatory framework that supports their establishment and growth while ensuring compatibility with surrounding land uses.



Figure 27: Options and Approaches - Urban Services and Light Industrial Map

Legend

- Adjacent Employment (Industrial Sites)
- Potential Urban Services Land (E3 zone)



Section 7

Housing Density and Character



7.1 Precinct Context

There are many housing trends and challenges that need to be addressed within Thurgoona Wirlinga to ensure a sustainable, efficient use of land and suitable supply and diversity of housing.

Trend Towards Smaller Household Sizes

Australian Bureau of Statistics (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.

High Proportion of Underutilised Homes

Approximately 60% of homes in Thurgoona Wirlinga have two or more spare bedrooms, suggesting that a significant proportion of the housing stock is underutilised. While for many households spare rooms provide flexibility to work from home or have guests visit, this mismatch between household size and surplus bedrooms points to potential inefficiencies in the current housing market. Many households are likely to be living in and paying for a house that is larger than they need only because they could not find a more appropriate alternative. To address this gap there needs to be a reconsideration of the types of housing being built to provide greater variety and choice in a broader range of sizes and price submarkets.

Large Subdivision Lot Sizes

Subdivision lot sizes within the precinct tend to be greater than 1,000 square meters. Such large lot sizes contribute to lower housing density, can impact the overall character of the precinct, reduce walkability and limit viability of local services, shops and public transport.

Need for More Diverse Housing Products

There is a recognised need for more diverse housing products to cater to the changing demographics and preferences of the community. Diverse housing options can provide alternatives to the prevalent large, detached homes and can help improve housing affordability.

Lack of Mature Tree Plantings in New Subdivisions

New subdivisions in the area lack mature tree plantings. This absence can affect the environmental quality and aesthetic appeal of neighbourhoods, impacting the character and long-term sustainability of the precinct.



7.2 What We’ve Heard So Far



Community Identity

Family oriented community that is friendly and welcoming



Housing Choice

Community hesitation about potential amenity impacts to making an increased variety of housing types available- widespread opposition towards smaller lot sizes and medium density



Early Infrastructure

Amenities on the ground to support new housing



Plan for the future

Clear servicing and staging plan

Background

A community survey conducted in April 2023 found that support for increasing the variety of housing choices in Thurgoona attracted the least support compared with other issues. Many respondents indicated while they generally understood the need for more smaller dwellings and higher densities, especially near shops and parks, there was some concern about potential impacts to residential amenity and existing character of Thurgoona. This was despite most residents agreeing that making traditional, detached dwelling types available should not be at the expense of reducing choice for people who desire alternatives to that dominant market product.

Like other growth areas, there is also a need to increase access to quality community infrastructure like schools, shops, parks, leisure and entertainment options. This would help increase support more housing density and variety

Other comments and ideas you’ve shared

- A home for everyone - affordable and social housing options;
- Encourage a variety of housing types, not housing that all looks the same, depending on market need;
- Opportunities for smaller housing and units around shops and new retail centres;
- Better quality and a variety of housing designs;
- Lot sizes need to be large enough to allow for people to have their own garden;
- Retain open, green character and limit areas that are higher density or apartments;
- Review planning rules to allow for more local activities and businesses to support new housing;
- More infrastructure (e.g. schools, roads, shops, parks) should be provided to support new houses being built;
- Retain options for larger blocks and the freestanding homes for people who want to escape higher density living;
- Tailor housing solutions to the regional context;
- Support developers to try providing different housing products (e.g. duplexes, townhouses);
- More connections between housing estates
- Keep buffers between farming properties and residential development;
- Housing density can create more space for the environment, lessen urban ‘sprawl’ and support viable urban centres.

7.3 Discrepancies Between Structure Plan Density and Planning Controls

The current 2013 Structure Plan proposes increased housing densities around planned retail and activity centres. Variances in the 2013 Structure Plan density are yet to be reflected in the underlying planning controls. This Structure Plan review will seek to update the 2013 Structure Plan and draft the planning controls to inform a future planning proposal that will revise the underlying planning controls.

By embracing more dense and diverse housing around centres, the precinct can diversify its housing stock, offering a broader array of choices 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, including singles, small families, and the aging, fostering a more inclusive community. It can also encourage the development of more affordable housing options, addressing issues of housing affordability and underutilisation of space.

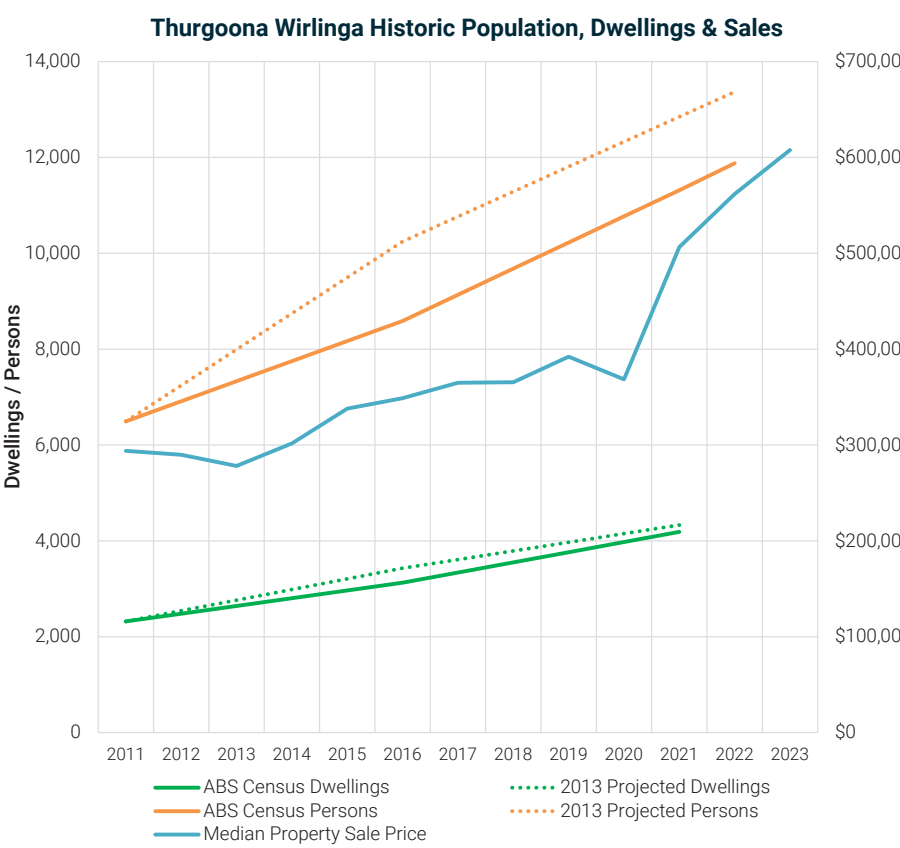
Secondly, increased density can significantly bolster the viability of local services and retail sectors. A denser population lays the groundwork for a broader customer base for businesses and a larger community to utilise medical, governmental services, educational institutions, and retail outlets.

Additionally, higher density areas also offer increased possibilities for aging in place, allowing residents to remain within their communities as they grow older, accessing necessary services and amenities more easily.

Lastly, higher density housing is typically associated with improved transport opportunities. Denser populations can support more frequent and varied public transport services, as higher ridership makes such services more economically viable. This can lead to enhanced public transport networks, reducing reliance on private vehicles, alleviating traffic congestion, and contributing to environmental sustainability. Active transport options like walking and cycling become more feasible and attractive in a high-density environment, where amenities and services are closer together. This can lead to a more active, healthier community and can enhance the overall connectivity within the precinct.

Focusing higher densities around proposed retail centres can significantly enhance the viability of local services and retail sectors. This strategic approach ensures a broader customer base for businesses while maintaining opportunities for detached housing. By emphasising mixed-use development and preserving community diversity, the need for increased density can be addressed. Detached housing on larger blocks will continue to be provided in general residential areas.

Thurgoona Wirlinga Historic Population, Dwellings & Sales

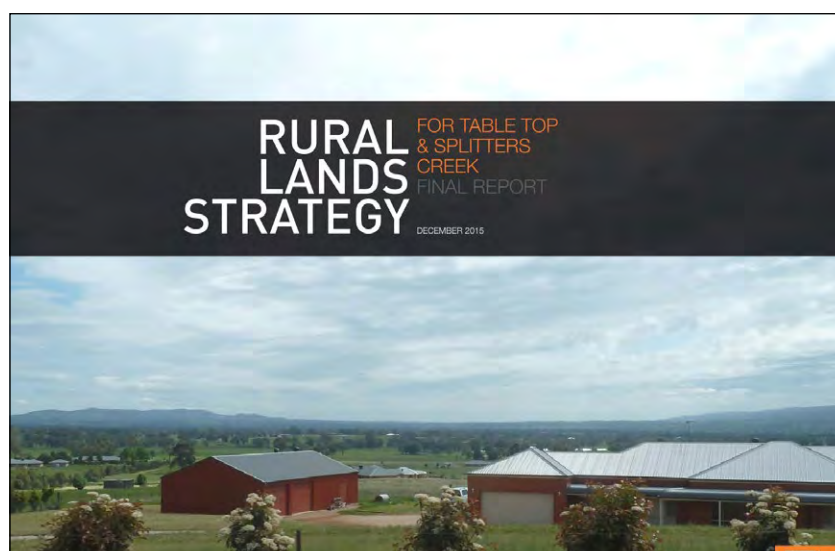


Year	Median Sale Price	Census Dwellings	2013 SP Projected Dwellings	Census Persons	2013 SP Projected Persons	Actual PPD	2013 SP Projected PPD
2011	\$293,956	2,320	2,320	6,493	6,493	2.80	2.80
2016	\$348,874	3,127	3,430	8,589	10,246	2.75	2.99
2021	\$506,430	4,188	4,331	11,315	12,848	2.70	2.97

Figure 28: Thurgoona Wirlinga Historic Population, Dwellings & Sales

7.4 How We're Responding

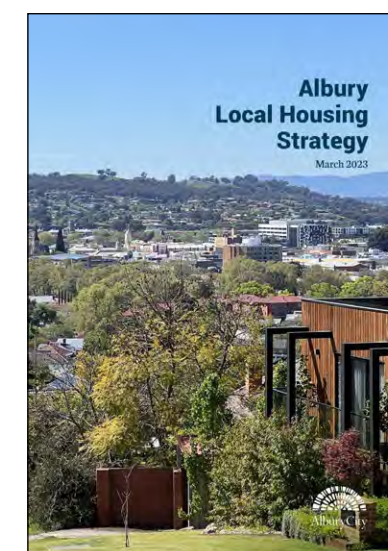
Rural Land Strategy for Table Top and Splitters Creek



The Rural Land Strategy for Table Top and Splitters Creek details the future use of land with consideration to retaining suitable land for agriculture, minimising land use conflicts, the efficient delivery of infrastructure and enabling prime urban land.

In order to determine the optimal future development pattern for the area of land identified as 'prime urban land', the strategy recommends reviewing the zoning controls, associated minimum lot sizes and addressing infrastructure requirements as part of the review of the Thurgoona Wirlinga Precinct Structure Plan. This Structure Plan review has found the current TWSP boundary has suitable capacity to support future residential growth for the next 30-40 years and no expansion into the long-term 'prime urban land' is required at this stage.

Albury Local Housing Strategy



The Albury Local Strategic Planning Statement indicates a commitment to diverse, well-designed housing types including affordable housing options.

AlburyCity are implementing the actions set out in the March 2023 endorsed Albury Local Housing Strategy. The strategy acknowledges that most housing growth is likely to continue in the Thurgoona Wirlinga growth area.

The strategy sets out actions to review areas nominated for denser housing options in Thurgoona Wirlinga (Strategy one: Action 1.2) and to enhance staging plans that form part of the urban design response in options presented in the Thurgoona Wirlinga Precinct Structure Plan Review.

7.5 Case for Change



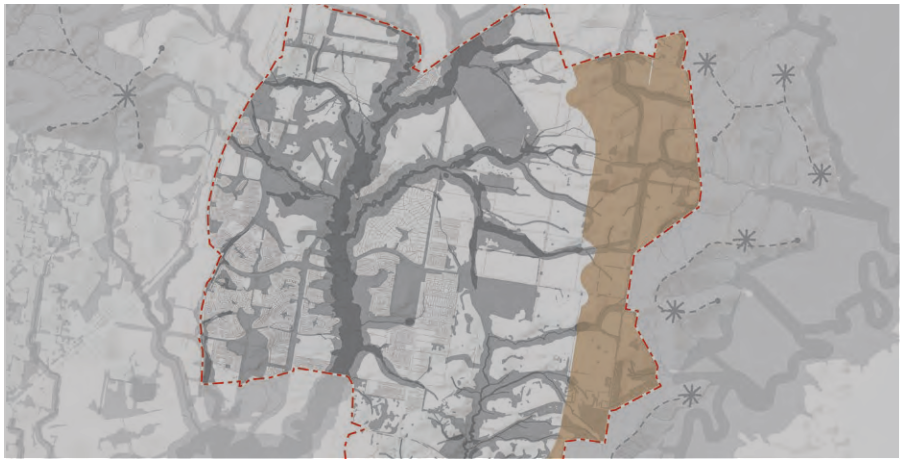
Build on Garden City Legacy

The residential communities in Thurgoona Wirlinga are embedded in nature, reflecting the area’s Garden City legacy. This legacy underpins the planning ethos, which prioritises green spaces and integrates the built environment with the natural one. Carrying across the lessons learned from this approach is vital in maintaining the unique character and appeal of the precinct.



Housing Responsive to Community Needs

Analysis indicates that if Business As Usual (BAU) continues without adaptation, the Structure Plan will not achieve its target dwelling yield and diversity (of the 2013 Structure Plan). There is a clear necessity to ‘right-size’ housing to better match the actual family size, which has been trending downwards. Additionally, there is a need for a more diverse range of housing products to accommodate all members of the community, from young professionals and smaller families to older people. For these needs to be met, planning controls must be updated to reflect the desired outcomes, ensuring that they enable rather than inhibit the development of suitable housing.

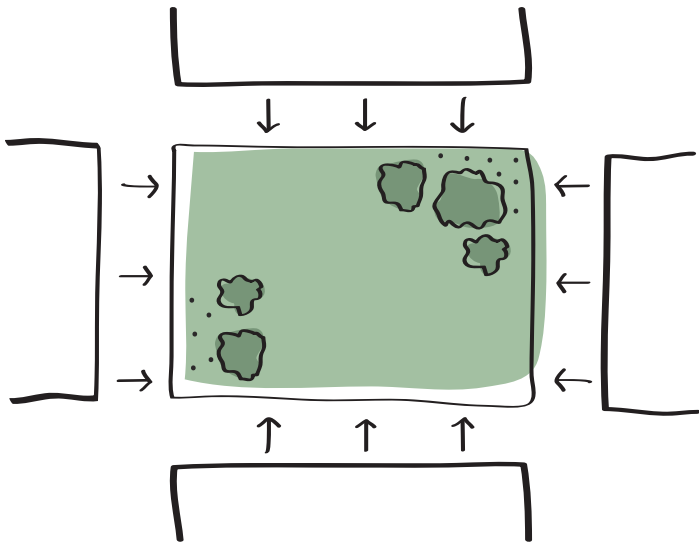


Transition to Rural Character

Protecting the scenic hillsides that define the outer reaches of the precinct is paramount. This involves a better definition of the transition from residential neighbourhoods to rural residential areas, ensuring that the expansion of the urban environment suitably responds to the rural character that contributes to the area’s identity. The delineation between these areas must be clear and purposeful, preserving the beauty and integrity of the region’s landscapes.

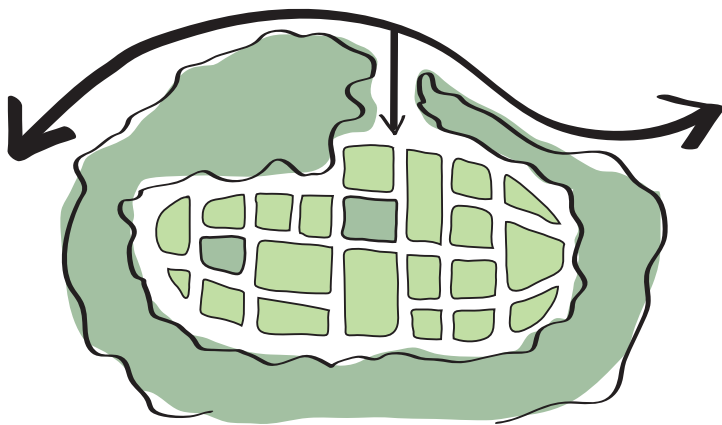
7.6 Principles and Drivers

Locate Density Around Urban Centres, Green Space, and Amenity



Housing density should continue to be strategically located around planned urban centres, green spaces, and amenities as per the 2013 Structure Plan. This ensures that higher density areas provide residents with easy access to essential services and recreational opportunities, while also maintaining lower density housing opportunities elsewhere in the precinct. There should also be a clear transition from areas of high density to areas of lower density, creating a balanced urban landscape that caters to a variety of lifestyles and preferences.

Enhance Natural Character



Another driving principle is the enhancement of the precinct's natural character. This includes surrounding residential areas with accessible natural open spaces, which are vital for the well-being of the community and for fostering a connection with the environment. Additionally, it is important to retain views of nature while driving into, past, and through residential areas, as these views contribute to the aesthetic appeal and the identity of the area. Protecting environmental corridors is also a priority, ensuring that the region's biodiversity is preserved and that these natural assets can be enjoyed by future generations.





Survey Question

Please select the kinds of housing you support being located around planned urban centres.

7.7 Options and Approaches

7.7.1 Housing Density and Diversity

A strategic approach to housing density and diversity is needed to address the current and future housing needs within the Thurgoona Wirlinga precinct. The following section outlines the proposed changes and mechanisms to achieve these goals, as well as the benefits and trade-offs involved.

Proposed Change: The housing densities envisioned in the 2013 Structure Plan should be mirrored in the underlying Albury LEP planning controls.

Mechanisms: Implement minimum dwelling density controls within the Albury LEP to guarantee that new development meets target densities and encourages housing diversity.

The proposed change aims to reflect the housing densities envisaged in the 2013 Structure Plan within the underlying Albury Local Environmental Plan (LEP) planning controls. This could involve the introduction of a minimum dwelling density control and revised Minimum Lot Sizes to the Albury LEP to ensure that new developments achieve target densities and provide the necessary housing diversity.

Benefits and Tradeoffs

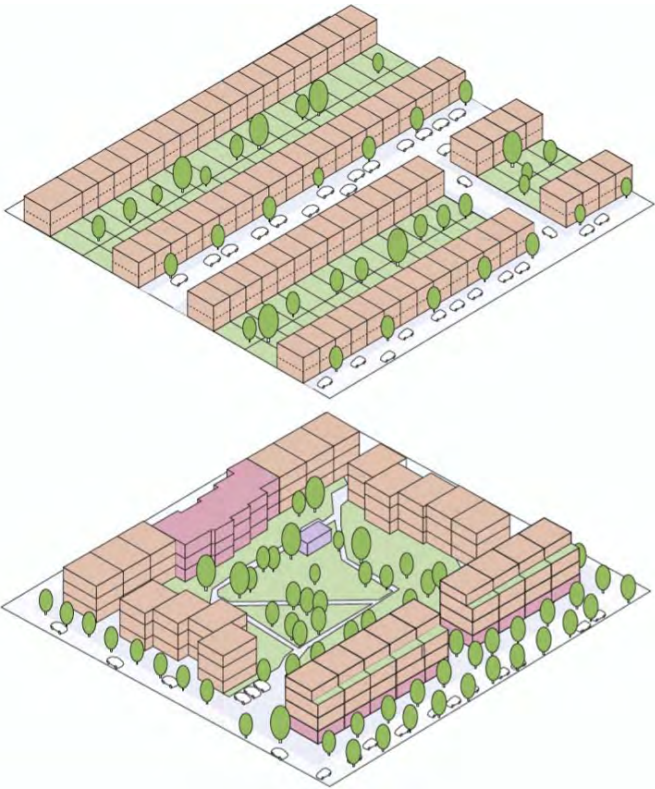
Minimum dwelling density controls are a key tool in ensuring that development outcomes are in sync with the infrastructure provided. By setting these controls, developments are more likely to utilise existing infrastructure efficiently and support the projected growth of the precinct.

Diversity of Housing

Implementing density controls does not limit Thurgoona Wirlinga to one type of housing product. Instead, it encourages varying building typologies to be achieved under a single density control. This flexibility supports the creation of diverse housing options, catering to different market needs and preferences.

Optimising Infrastructure Use and Supporting Services

The minimum density controls ensure the best use of infrastructure and guarantee that there are enough residents to support future public transport, shops, schools and local services. This is essential for the sustainability of public transport systems and the viability of local services, contributing to a self-sufficient community.



35 Dwellings / Hectare

35 Dwellings / Hectare

Figure 29: Different Housing Typologies at the same Dwelling Density



Single Dwelling



Dual Occupancy



Terrace and Multi-Dwelling



Low-Rise Apartment



Mixed Use Development



Survey Question

Please indicate your level of support for focusing housing density around planned urban centres.

7.7.2 Case Study

The North Wright Compact Housing Project

The ACT Suburban Land Agency (SLA) is designing and constructing a showcase sustainable housing precinct that sets the future for local living. This ‘missing middle’ style, landscape-oriented townhouse precinct differs in a range of beneficial ways from the local market offering. The courtyard townhouses will be approximately 90-130m2 in size across compact blocks ranging from 200 to 250m2 in size.

The precinct aims to create a sense of community with a design that supports the wellbeing of residents of different ages, income levels and cultural backgrounds. Stage 1 includes 13 two-bedroom townhouses with ‘room to grow’ for a third bedroom, as well as 10 three-bedroom townhouses. Some blocks include both a townhouse and a separate fully self-contained unit. All blocks are separately titled and the townhouses are architect-designed.

The North Wright Sustainable Housing Precinct has incorporated a sustainable approach to living in all aspects of the development. It is achieve a low to net zero carbon footprint through:

- Reduced house size;
- Low carbon and recycled materials;
- 7-8 star energy efficiency;
- Airtightness testing to min 5 air changes/hr;
- All electric with 3-5kw solar;
- Battery storage 10kw/dw;
- 30% tree cover and landscaping;
- Liveable silver design standard for all dwellings;
- Pre-fab Passivhaus Design and Gold Liveable Housing (80-90% reduction in energy consumption).

While Thurgoona Wirlinga is different many of these approaches and concepts could be explored and adapted to suit local conditions.



Figure 30: Concept Plan - North Wright Compact Housing Project. Source: SLA



Question

Please indicate your level of support for the proposed alignment of the rural interface. Do you have any further comments on the Community Infrastructure and Urban Centres theme?

7.7.3 Rural Interface

Overview

Managing the transition between urban and rural areas is essential to preserving the character of Thurgoona Wirlinga.

This review has identified that protecting the scenic hillscape that defines the Thurgoona Wirlinga area remains a relevant intent. The focus of this review will be ensuring alignment of transition areas continue to preserve these hillsides maintaining the visual appeal and environmental integrity of the precinct.

Proposed Change

The Rural Interface is proposed to be adjusted from the 2013 Structure Plan to align to lot boundaries and road corridors, rather than following natural contours. This approach is chosen for its ease of implementation, ensuring that the boundaries are clear, enforceable, and facilitate effective land-use management.

The rural interface will be protected, and maintain an appropriate amount of prime urban land. This review process will define a transition zone and the layout, densities and urban interface within this zone.

Density and Lot Size Transitions

The Rural Interface will see a transition in density and lot sizes from residential subdivisions to large lot residential. This gradual transition is important to provide a buffer zone that reflects a shift from the urban fabric to the more spacious large lot residential environment.

The varying lot sizes support a range of rural residential opportunities, accommodating different lifestyles and preferences while still maintaining the overall rural character of the area.

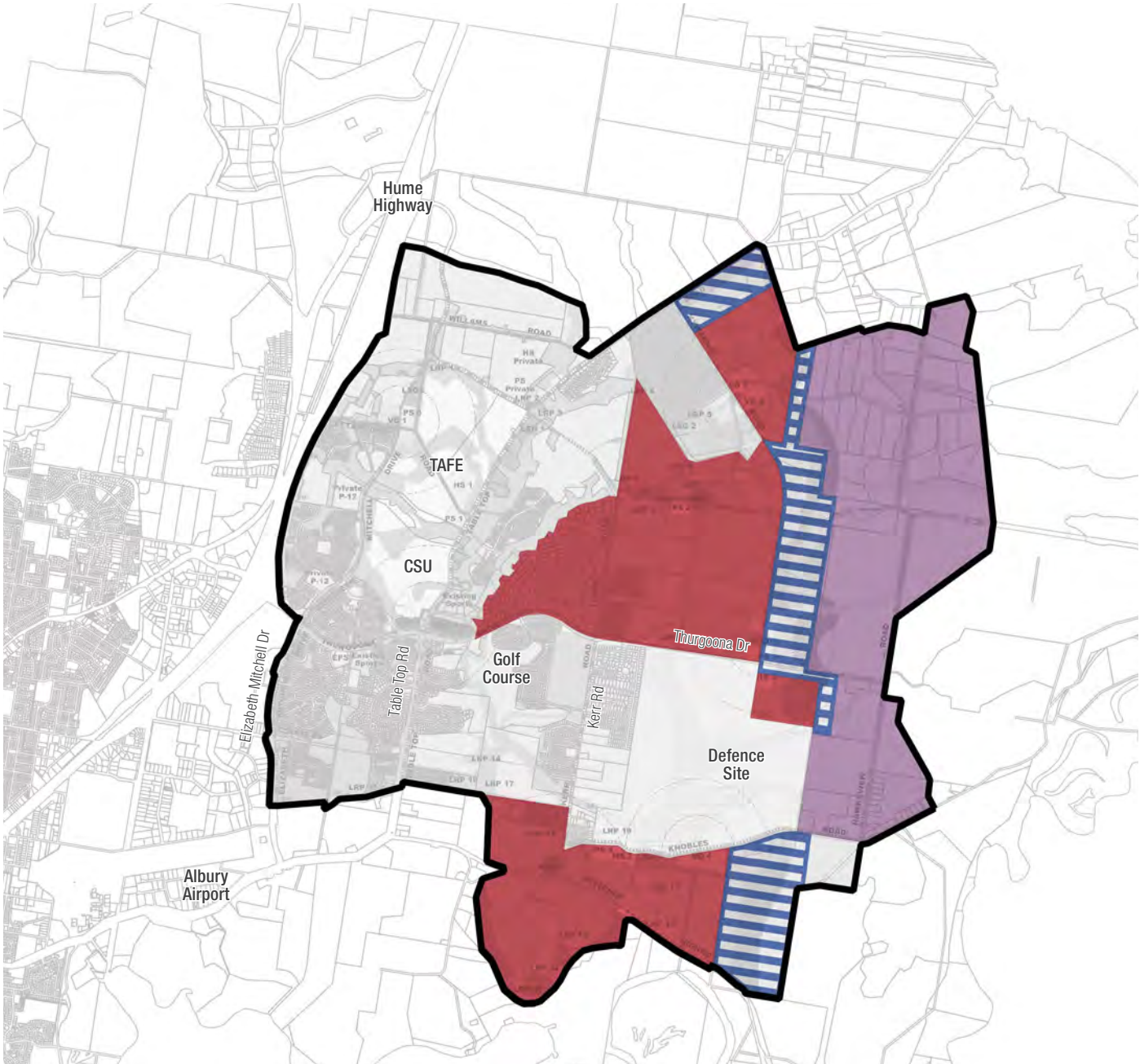


Figure 31: Housing Density and Character - Rural Interface Map

Legend

- R5 Large Lot Residential
- Interface Area
- Urban Residential



Section 8

Conclusion



8.1 Delivery and Implementation

Realising the vision outlined in this review of the Thurgoona Wirlinga Precinct Structure Plan 2013 necessitates a comprehensive approach to delivery and implementation. It necessitates strategic changes to the Local Environmental Plan (LEP) planning controls that will be outlined in the revised Structure Plan and then implemented through a Planning Proposal.

Key to the plan’s success is the dedication or acquisition of land required for the delivery of essential infrastructure, such as roads, schools, parks, and community facilities. The building of this infrastructure and the acquisition of necessary land will be funded through the Albury Infrastructure Contributions Plan, which is currently being updated to reflect the outcomes of the Structure Plan review. This process includes a review of Council’s program of works (that will be guided by various strategies such as this Structure Plan review). The updated Contributions Plan will ensure funding aligns with the infrastructure demands brought on by the accelerated pace of residential development.

AlburyCity are currently reviewing water and wastewater servicing across the LGA. This includes optioneering for future wastewater treatment and the potential construction of a Northern Treatment Plant as well as utilising wet weather storages within the wastewater network to service the Thurgoona Wirlinga Precinct. This planning will inform staging of development across the Precinct.

This review will include an update of the overly ambitious timeframes in the staging plan from the 2013 Structure Plan.

Complementing these structural and financial strategies, the development controls supporting the plan will be strengthened to guide developers towards the community’s desired outcomes. This ensures that the finer details of the development - from the look and feel to the practical functionality - are aligned with the vision laid out in the Structure Plan 2013.

This holistic approach to the delivery and implementation of the Thurgoona Wirlinga Precinct Structure Plan 2013 will help ensure the Structure Plan directions are achieved. It involves articulating a clear plan that outlines the steps, timelines, and responsibilities for each element of the Structure Plan’s delivery. This review will address the interdependencies between regulatory changes, infrastructure development, funding mechanisms, and policy support to ensure that the implementation is both efficient and effective.

Through this coordinated approach, AlburyCity is committed to transforming the Structure Plan from a strategic document into a living blueprint that will guide Thurgoona Wirlinga into a vibrant and sustainable future.

Proposed Change:

Inform revised staging and costing for the Infrastructure Plan.

8.2 Conclusion

A variety of interventions and potential changes presented in this discussion paper are pivotal in the review of the Thurgoona Wirlinga Precinct Structure Plan.

The need for urban planning and design with an emphasis on a collaborative approach that considers both the present and evolving needs of the community, along with the intrinsic value of the natural environment in the area is evident.

Achieving the vision for Thurgoona Wirlinga involves diverse strategies. Some will be directly integrated into the revised Structure Plan, serving as guiding principles for future development. Others may manifest through adjustments to planning controls, different policy mechanisms, or partnerships that extend beyond the scope of the Structure Plan itself.

The participation and input of the community and stakeholders play a significant role in this process. Embracing diverse perspectives and insights will enrich the planning process, ensuring the plan remains dynamic, relevant, and aligned with the community’s aspirations. We enthusiastically welcome all community members to share their views and contribute to shaping the future of Thurgoona Wirlinga. Your engagement is essential as we strive to strike a balance between growth and sustainability, community well-being and economic vitality, current needs, and future possibilities.

We thank you for taking the time to provide your feedback on the questions posed in this Discussion Paper.



