

# Growing Thurgoona Wirlinga

## What We've Heard (so far) Summary

Informing the Thurgoona Wirlinga  
Precinct Structure Plan Review

November 2022







## **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 Aboriginal and Torres Strait Islander people that contribute to our community.



# What's happening

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## Overview

The Thurgoona and Wirlinga area is the primary growth corridor for the Albury Local Government Area. To best accommodate and support coordinated growth, we're taking a fresh look at improvements we can make for the future of Thurgoona. This includes a review of the Thurgoona Wirlinga Precinct Structure Plan.

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## Purpose

This report pulls together a range of community input and feedback we've been collecting on the key elements our community would like addressed in Thurgoona and Wirlinga.

We've looked at the results and summarised the comments received from community engagement we've done across numerous recent projects such as:

- Towards Albury 2050 (Our Community Strategic Plan)
- MOVE Albury Wodonga Integrated Transport Strategy
- Albury Local Housing Strategy
- Growing Thurgoona Community Conversations (November 2018)
- Retail Action Plan (2022)
- City-Wide Aboriginal Cultural Heritage Study (2021)

This summary of community feedback we've heard so far is helping to guide the future of our Thurgoona and Wirlinga growth area. This includes informing the project scope and areas of focus in the review of the Thurgoona Wirlinga Precinct Structure Plan.

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## What's next?

The summary of feedback captured within this report is just the first step in the community conversations that will be used to inform the future of Thurgoona, in particular, the upcoming review of the Thurgoona Wirlinga Precinct Structure Plan.

More community engagement activities will take place, as we continue to consider and respond your input and plan for the future of the Thurgoona and Wirlinga growth area.

**Did we miss something? Or want to find out more information?** Visit [haveyoursay.alburycity.nsw.gov.au](https://haveyoursay.alburycity.nsw.gov.au) or contact our City Planning team

## Context

The Thurgoona Wirlinga area has been identified as a key growth area since the late 1970s following Albury Wodonga being designated as a National Growth Centre.

The precinct continues as the primary growth area for our Local Government Area. In 2011, the estimated residential population of the Thurgoona Growth Area was 6,500, which increased to 11,282 at the 2021 Census.

The Thurgoona Wirlinga Precinct covers an area of 4,590 hectares, which is about 15% of the size of the whole Albury Local Government Area (LGA). It will accommodate a forecasted community of 50,000 people by 2060.

The Thurgoona Wirlinga Precinct Structure Plan (2013) was developed to translate the community's vision for Thurgoona's future into planning strategies that direct how the area should develop.

Over the last decade, the Thurgoona Wirlinga Precinct has undergone significant growth and change. You have shared with us aspirations for improvements in the way the area is developing, especially demand for new and expanded services and infrastructure such as roads, parks and schools.

Reviewing the Thurgoona Wirlinga Precinct Structure Plan is one way in how we are responding to this. The review will look for new ways it can deliver high quality environmental, social and economic outcomes.







# A summary of what we've heard so far...

## Heritage and Environment



### Better protection of environmental land

Protect endangered species, natural habitats like old trees, vegetation and wildlife corridors



### Improve stormwater management

Improve storm water management to minimise flooding and improve water quality



### Acknowledgement of First Nations people, culture and history

Give more recognition to local Aboriginal culture and history



### Sustainable development

Embed sustainability requirements so new residential development supports higher livability and wellbeing outcomes

## Other comments and ideas you've shared

- Maintain the beautiful bushland and garden setting of Thurgoona and Wirlinga's residential estates, with lots of green gardens and views to mountain landscapes
- Connect to local creeks for conservation and recreation
- Use more Aboriginal place names
- Plant more trees, especially bushfire tolerant, and showcase native gardening
- Further support for renewable energy/ regenerative power
- Create new community gardens, growing food in the landscape/edible plantings
- Mitigate noise, air and light pollution impacts on new housing developments from roads (e.g. Hume Highway)



## Transport and Movement



### Ease congestion at peak travel hours in key locations

Address congestion at peak times around schools, freeway interchanges and Borella Rd/Riverina Hwy intersections

Continue to upgrade and build new link roads



### More pedestrian crossings and cycle friendly shared paths

Support the shared bike path connections around Thurgoona and linking to Albury – these should continue to expand to new estates



### Better public transport options

Access to more public transport choice connecting to CBDs

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### Other comments and ideas you've shared

- More road connections to the Hume Highway
- Ensure safety, quality (sealing) and maintenance of local roads
- Address hazards arising from busy roads, congestion and traffic jams at peak hours (especially Hume Freeway interchange at Thurgoona Drive, around the schools and the Shopping Centre)
- Ensure pedestrians feel safe while walking/crossing roads (e.g. around schools and the shopping centre) and improve connections between estates (e.g. along Kerr Rd)
- Prevent speeding traffic, especially around school zones
- Provide a pedestrian and bicycle facilities across Hume Freeway to connect Thurgoona to Lavington (e.g. at Thurgoona Drive)
- Link and ring roads where people can connect quickly
- Trams or other improved public transport options connecting to Albury and Wodonga
- New roundabouts and traffic lights at busy intersection (e.g. Riverina Highway from Elizabeth Mitchell Drive, Table Top Road and Kerr Road)
- Expand shared paths for pedestrians and cyclists (e.g. Somerset Rise, to Ettamogah, to Lake Hume)
- Improve road crossings for pedestrians and cyclists
- Upgrade bus stops and expand bus routes to new estates and to the Albury Airport

# A summary of what we've heard so far...

## Community Infrastructure and Urban Centres



### More parks and playgrounds

More parks delivered as early as possible – with playgrounds, dog off leash areas, public toilets and BBQ areas.



### More community infrastructure – schools, childcare

More community infrastructure – schools, childcare, entertainment, multipurpose community spaces,



### More retail choices– shops, dining options

Thurgoona Plaza is very busy and more shops, variety and dining options are needed

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## Other comments and ideas you've shared

- More public schools needed. Existing primary school at capacity. Public high school also needed with other schools too far away and not accessible by walking or cycling. Need for State Government to progress new schools planning and delivery
- Improved public spaces and amenity (e.g. around Thurgoona Plaza area with more outdoor seating, greenery, grassed areas and improved parking)
- Expand retail and service offerings especially shops (groceries), doctors and health facilities, restaurants and cafes, post office, youth programs.
- Improved Thurgoona Community Centre to better meet community needs and/or new community hub with a community garden
- A new town square, cultural facilities or community heart where people of Thurgoona can gather and hold activities
- More entertainment options children's adventure playground, water play, aquatic centre



## Housing densities and character



### Community identity

Continue family orientated community with a friendly and welcoming community feel. Our community appreciates that new development gives them access to modern housing in new house and land packages, in a quiet, peaceful setting with bushland nearby.



### Better variety of housing choices

Need increased variety of housing types available including smaller housing options close to shops and parks

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### Other comments and ideas you've shared

- More affordable and social housing options
- Encourage a variety of housing, not housing that all looks the same
- Opportunities for housing and units around shops and new centres

Find out more at [haveyoursay.alburycity.nsw.gov.au](https://haveyoursay.alburycity.nsw.gov.au)

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