

6 September 2013

Mr Brett Whitworth
Regional Director
NSW Department of Planning & Infrastructure - Southern Region
Level 2, State Government Offices
84 Crown Street
WOLLONGONG NSW 2520

Attention: Graham Judge

Dear Sir

Subject: Planning Proposal, Land Rezoning: Riverina Highway, Thurgoona

I refer to NSW Department of Planning & Infrastructure (DoPI) letter dated 27 August 2013 that seeks a further amendment to 'Planning Proposal, Land rezoning: Riverina Highway, Thurgoona' to the extent that it has been recommended that an R2 Low Density Residential Zone or R5 Large Lot Residential Zone be assigned over that land identified as interface residential (2,500m² minimum lot size) by the Thurgoona Wirlinga Precinct Structure Plan.

Following further negotiations with the proponent in relation to this matter, AlburyCity now forwards the updated Planning Proposal dated September 2013 (enclosed) to the NSW DoPI for further consideration and, consistent with previous advice, request DoPI endorsement to proceed to public exhibition.

AlburyCity would like to draw your attention to Part 3.0 'Explanation of Provisions' (inclusive of Table 1 Summary of LEP amendments and associated maps) that clearly refers to parts of the subject land (being approximately 29 hectares) that have now been allocated an R2 Low Density Residential Zone and a corresponding 2,500m² minimum lot size.

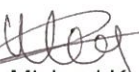
It is noted that the minimum lot size code annotation '(V)' provided on associated maps corresponds with a minimum lot size of 2,000m² on the existing city-wide Albury LEP maps.



AlburyCity will, as a result of this Planning Proposal, amend the Albury LEP 2010 Lot Size Maps by inserting a V1 and V2 code annotation that will both retain the existing 2,000m² minimum lot size that applies elsewhere and introduce the new 2,500m² minimum lot size as it relates to the proposed R2 Low Density Residential Zone on the subject land. The amended Albury LEP 2010 Lot Size Maps will be amongst that documentation publicly exhibited with the Planning Proposal.

If you have any further queries and/or seek further clarification regarding this Planning Proposal, please contact Council's Senior Strategic Planner, Chris Graham on (02) 6023 8148 or cgraham@alburycity.nsw.gov.au.

Yours faithfully



Michael Keys
Director
Planning and Environment

encl.

1. Planning Proposal – Land rezoning – Riverina Highway, Thurgoona (September 2013).