

16 May 2023

Murray River Council
PO Box 906
MOAMA NSW 2731

Attention: Jessica McFarlane

Dear Jessica,

**Re: Submission to draft Local Housing Strategy
6 Clifton Street, Mathoura**

Habitat make this submission on behalf of Mike Rose, being the landowner of 6 Clifton Street, Mathoura, being described as Lot 611 in DP806704 on the corner of the Cobb Highway and Clifton Street in Mathoura.

As Council would be aware, the landowner has been seeking to rezone this property for some time and has been engaged in discussions with Council regarding opportunities for the property.

We note that the draft Local Housing Strategy notes the landowner's intention to rezone and develop the land at 6 Clifton Boulevard. The landowner supports this recommendation and reiterates their intention to progress with a Planning Proposal in the short term.

The landowner wishes to confirm their intention is to rezone the land to an RU5 Village zone and intends to pursue a proposed development outcome for higher density housing lots which will be able to accommodate affordable housing options for the Mathoura market. The landowner envisages that the development of the land could accommodate smaller and higher lots with an internal road network and landscape setting. We note that the draft Strategy refers to this intended outcome.

The future development of the land would be targeting persons seeking a smaller, low maintenance lifestyle but wanting to retain private ownership, including affordable housing, housing for older demographics and key worker housing. It is noted that the draft Housing Strategy acknowledges that there is some demand for these housing types in the area.

The landowner wishes to acknowledge previous representations to Council and draft Planning Proposals which have explained a desire for a site specific outcome of the land, and the justification and benefits of this overall.

We thank Council for the opportunity to provide this submission on behalf of the landowner and look forward to Council's consideration of this submission and a future Planning Proposal process.

Should you have any queries please contact the undersigned directly on 6021 0662 or david@habitatplanning.com.au.

Yours Faithfully



David Hunter
Director