



Albury Local Environmental Plan 2010

Land Use Zoning Map – Thurgoona Wirlinga Planning Proposal

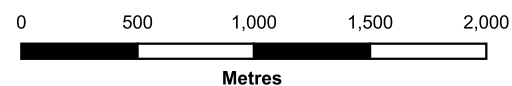
Land Use Zoning

- C2** Environmental Conservation
- C3** Environmental Management
- C4** Environmental Living
- E1** Local Centre
- E2** Commercial Centre
- E3** Productivity Support
- MU1** Mixed Use
- R1** General Residential
- R2** Low Density Residential
- R3** Medium Density Residential
- R5** Large Lot Residential
- RE1** Public Recreation
- RE2** Private Recreation
- RU2** Rural Landscape
- SP1** Special Activities
- SP2** Infrastructure

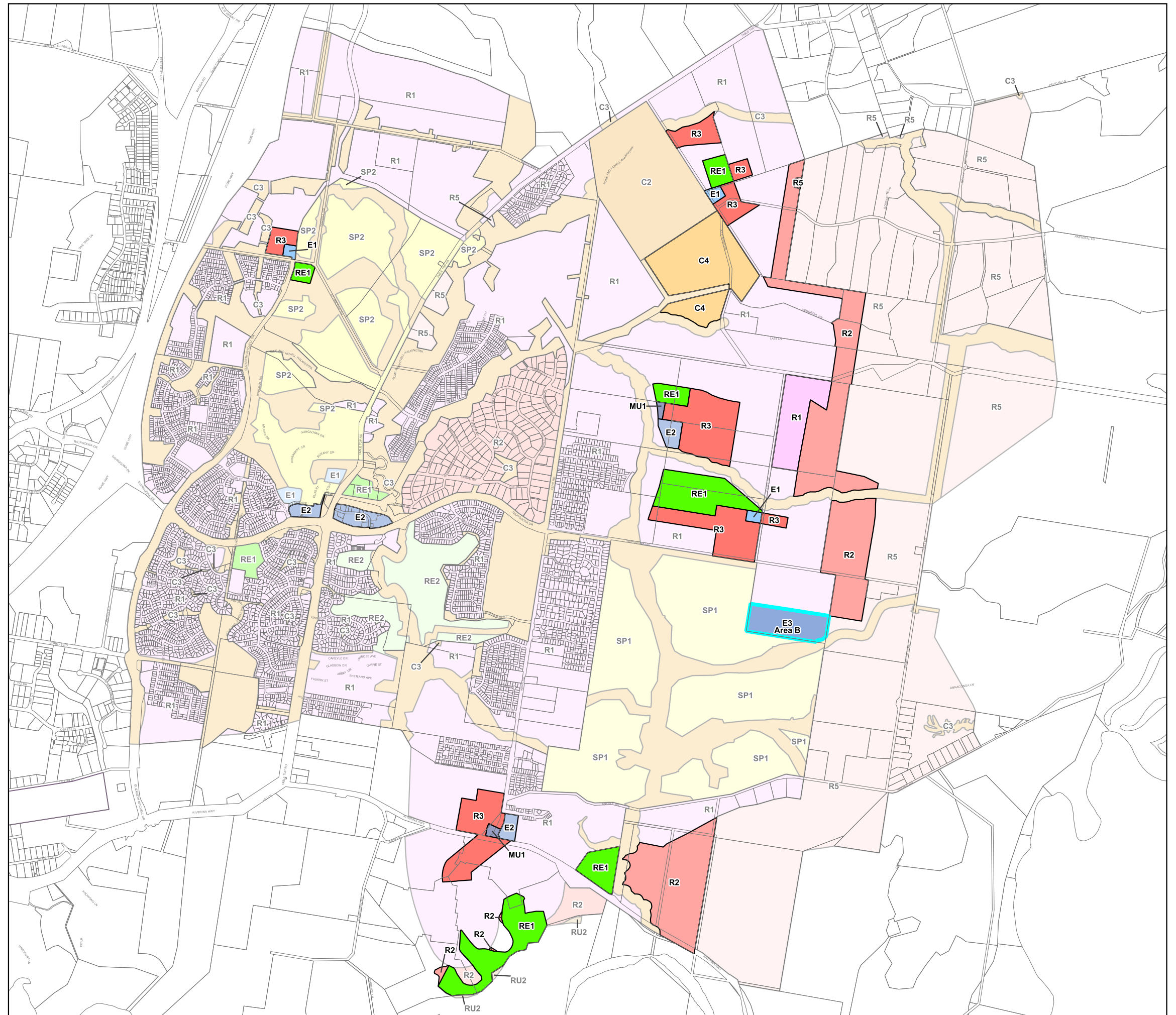
Area B - Refer to Clause 7.14

Cadastre

Cadastre 9/02/2026 © NSW Spatial Services



Projection: GDA 2020, MGA Zone 55 | Scale: 1:32,500 @ A3





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Environmental
Plan 2010**

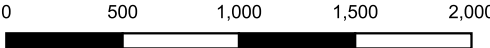
**Height of Buildings Map –
Thurgoona Wirlinga Planning Proposal**

Height of Buildings (m)

- M** 12
- O** 16
- Q** 20 m

Cadastral

Cadastral 9/02/2026 © NSW Spatial Services



Projection: GDA 2020, MGA Zone 55 | Scale: 1:32,500 @ A3



Land Use Zoning Map – Thurgoona Wirlinga Planning Proposal

Floor Space Ratio

D 0.5:1

S 1.5:1

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 Cadastre 9/02/2026 © NSW Spatial Services



0 500 1,000 1,500 2,000

Metres

Projection: GDA 2020, MGA Zone 55 | Scale: 1:32,500 @ A3



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Dwelling Density Map – Thurgoona Wirlinga Planning Proposal

Minimum Dwelling Density (dwellings/ha)

- 15
- 20

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0 500 1,000 1,500 2,000

Metres

Projection: GDA 2020, MGA Zone 55 | Scale: 1:32,500 @ A3



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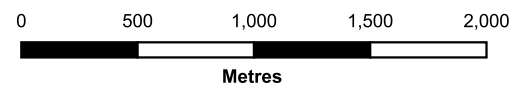
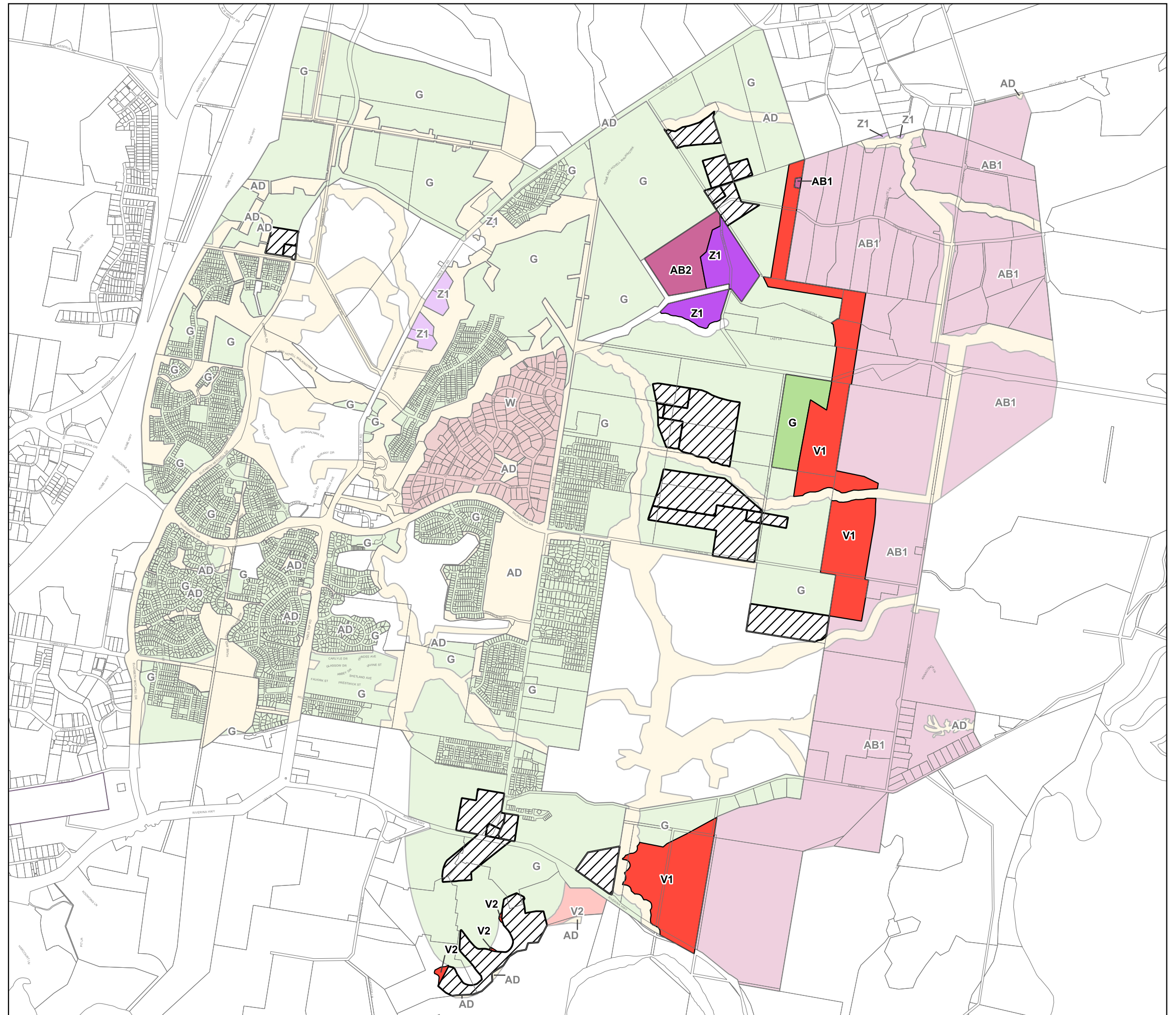
Minimum Lot Size Map – Thurgoona Wirlinga Planning Proposal

Minimum Lot Size

- G** 450 m²
- V1** 2,000 m²
- V2** 2,500 m²
- Z1** 2 - 4.9 ha
- AB1** 10 ha
- AB2** 20 ha
- Minimum Lot Size Removed

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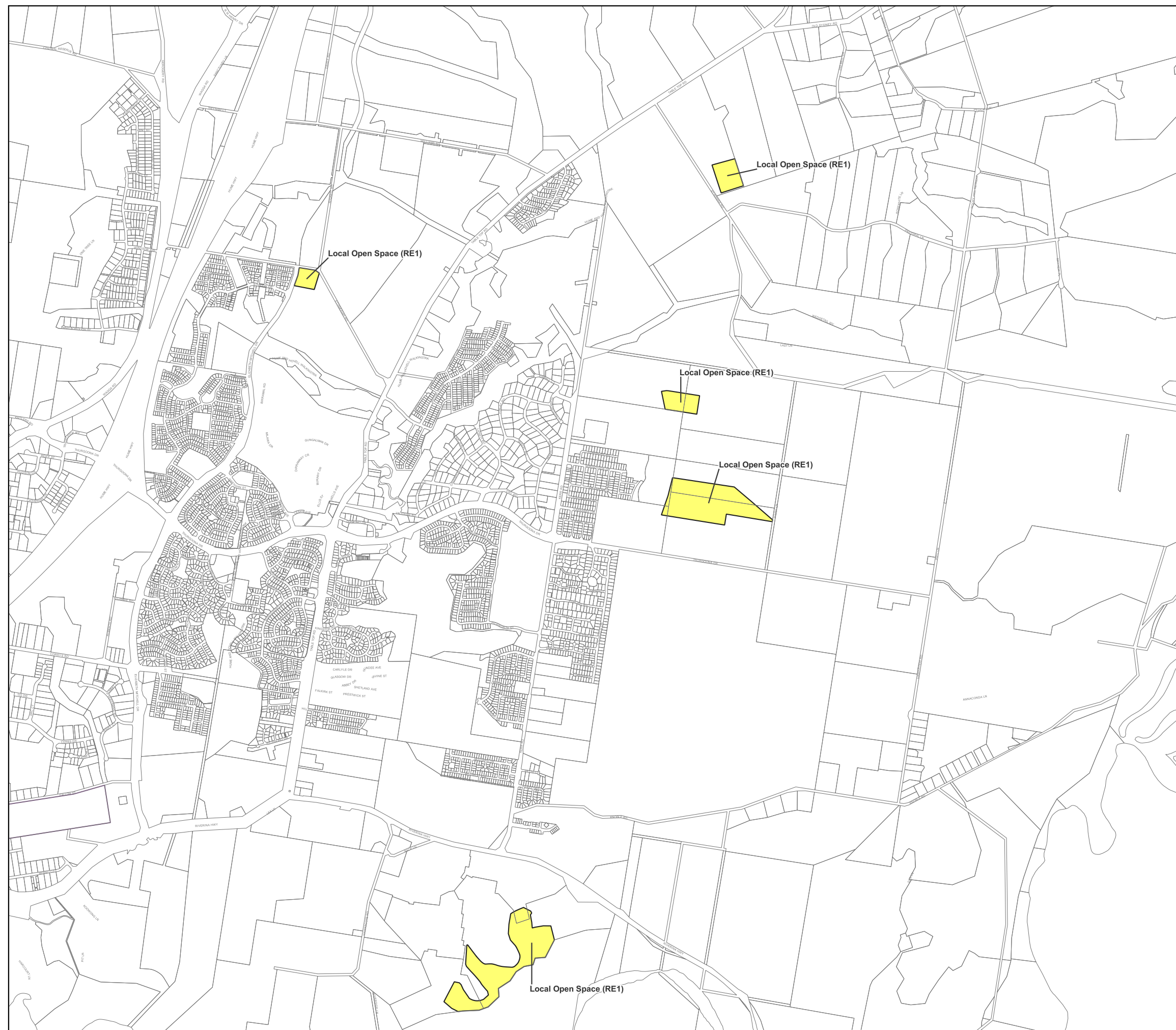
Land Reservation Acquisition Map – Thurgoona Wirlinga Planning Proposal

Land Reservation Acquisition

 Local Open Space (RE1)

Cadastre

 Cadastre 9/02/2026 © NSW Spatial Services



0 500 1,000 1,500 2,000

Metres

Projection: GDA 2020, MGA Zone 55 | Scale: 1:32,500 @ A3



**State Environmental
Planning Policy
(Planning Systems) 2021**

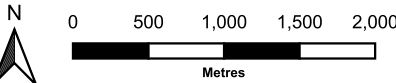
**Urban Release Area Map –
Thurgoona Wirlinga Planning Proposal**

Urban Release Area

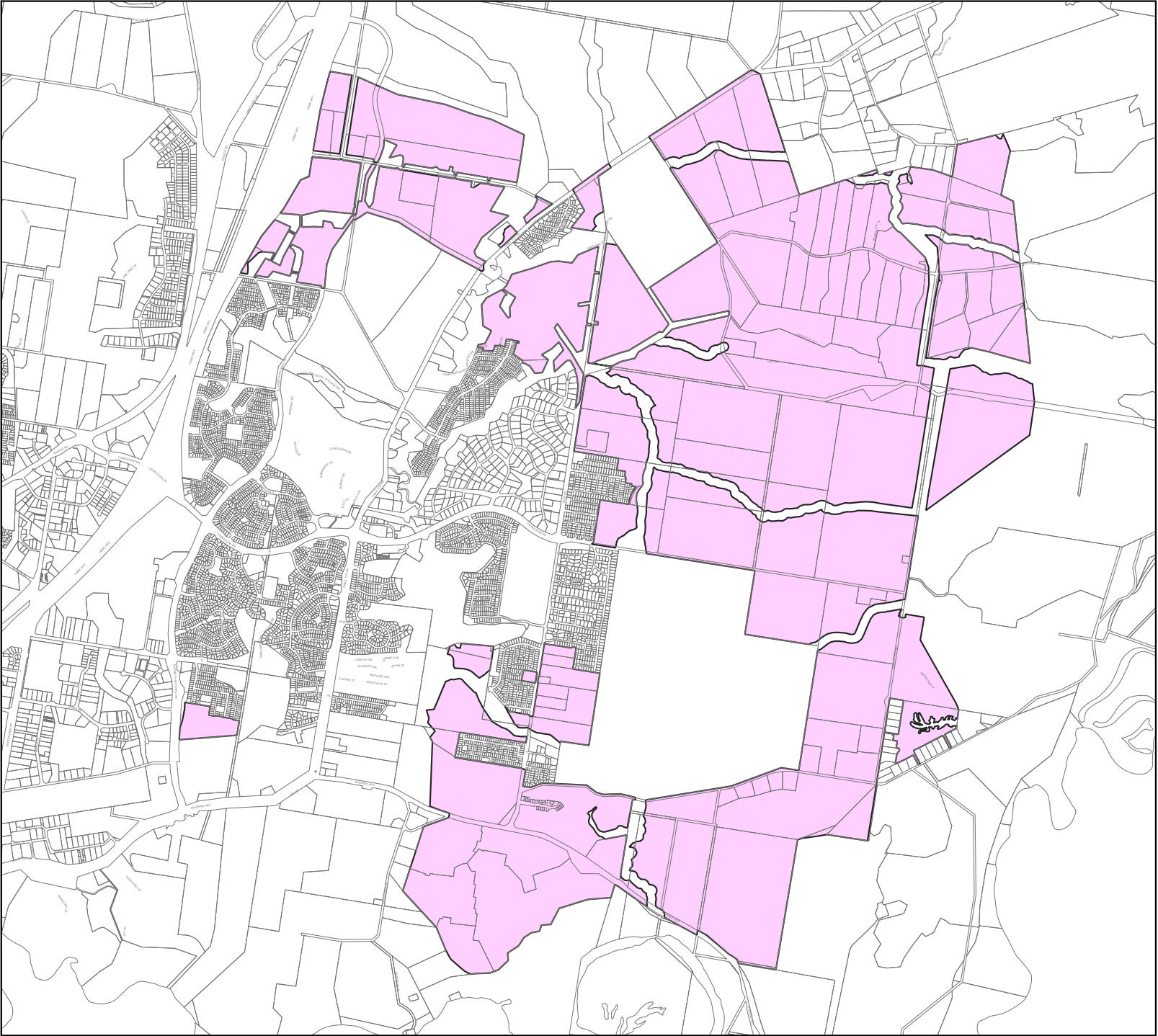
 Urban Release Area

Cadastre

 Cadastre 9/02/2026 © NSW Spatial Services



Projection: GDA 2020, MGA Zone 55 | Scale: 1:50,000 @ A4

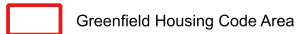




**State Environmental
Planning Policy (Exempt and
Complying Development
Codes) 2008**

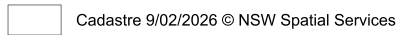
**Greenfield Housing Code Area Map –
Albury Local Government Area**

Greenfield Housing Code Area



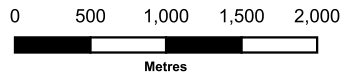
Greenfield Housing Code Area

Cadastral



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Note: This map does not include site-specific exclusions that may apply to individual lots. Exclusions to exempt and complying development are set out in Part 1 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.



Projection: GDA 2020, MGA Zone 55 | Scale: 1:50,000 @ A4

