

7 November 2013

Director – Assessment Policy, Systems & Stakeholder Engagement
NSW Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Email: plan_comment@planning.nsw.gov.au

Dear Sir/Madam

Subject: Exhibition – Stage Two Coal Seam Gas Exclusion Zones
Draft Amendment to State Environmental Planning Policy (Mining,
Petroleum Production and Extractive Industries) 2007


I am writing in response to your invitation to review and comment on the NSW Department of Planning and Infrastructure's (DoPIs) *Stage Two Coal Seam Gas Exclusion Zones*, included as part of a draft amendment to *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*. AlburyCity is generally supportive of the objectives and outcomes provided for in the proposed changes.

AlburyCity supports the inclusion of 'future residential growth areas' and 'village' like zones in the exclusion zones. AlburyCity is also supportive of the 2km exclusion area surrounding these residential and 'rural' zones, as well as the exclusion of areas identified as 'future growth areas'.

AlburyCity notes the inclusion of a parcel of land nominated in our "Future Residential Growth Area" as provided in Figure 5 of the exhibited documents for the SEPP. We support the inclusion of this area as proposed in the exhibited documents.

Given the nature of the above zones, it is requested that further consideration be given to the inclusion of the R5 Large Lot Residential zone as part of the 'residential zones' definition in recognition of the type of residential development that may occur within this zone. *Planning Practice Note PN 11-002 Preparing LEPs using the Standard Instrument: standard zones* provides a description of the R5 Large Lot Residential zone as follows:

"This zone is intended to cater for development that provides for residential housing in a rural setting, often adjacent to towns or metropolitan areas. The allocation of large lot residential land should be justified by council's housing/ settlement strategy prepared in accordance with planning principles set out in regional and subregional strategies, s.117 directions and relevant SEPPs.



Access to reticulated sewerage and water systems should be considered when determining appropriate minimum lot sizes. Lot sizes can be varied within the zone depending on the servicing availability and other factors such as topography, native vegetation characteristics and surrounding agricultural land uses."

In recognition of the residential development that exists and can be accommodated within this zone, it is considered appropriate that this zone be included within the residential zones definition of the SEPP. This is also considered appropriate given the R5 Large Lot Residential zone is typically used as a transition zone between standard residential zones/densities and the rural village zone.

It is noted that in an Albury context, there are a number of existing rural residential estates zoned R5 Large Lot Residential including: *Lara Lakes, Claremont and Himalaya Estates* as identified on the attached map. These rural residential estates are already partly or wholly located within the 2km buffer area from an existing RU5 Village zone, and it is noted that this zone has a 5,000m² minimum lot size where serviced by reticulated water and sewer, or 2ha minimum lot size in the absence of reticulated services.

Furthermore, it is also noted that the R5 Large Lot Residential zone has also been applied to Albury's Urban Release Area located in Thurgoona/Wirlinga. Although a majority of this zone is located within a 2km radius of the adjoining R1 General Residential zone, this area is essentially rural residential in nature and warrants consideration for inclusion under the 'village' criteria.

Please find attached some mapping indicating the location of these areas.

If you would like to discuss any aspect of this submission, please contact Council's Town Planning team on 02 6023 8285.

Yours faithfully



Michael Keys
Director
Planning and Environment

Encl

Coal Seam Gas Exclusion Area – Table Top
Coal Seam Gas Exclusion Area - Thurgoona