



Eighty-One (81) Lot Residential
Subdivision and Earthworks

Wagner Drive, Jindera

SEPTEMBER 2024

Submitted to Greater Hume Council
On behalf of Pioneer One Pty Ltd and JHP2 Pty Ltd

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1. Introduction

This Statement of Environmental Effects (SEE) has been prepared by Habitat Planning on behalf of Pioneer One Pty Ltd and JHP2 Pty Ltd (the landowners) and is submitted to Greater Hume Council in support of a Development Application (DA) for an Eighty-One (81) Lot Residential Subdivision and Earthworks at lot 224 in DP1280394 and Lot 31 in DP1062153 addressed as Wagner Drive, Jindera, which represents Stage 4 of the Heritage Park estate.

Under Division 4.4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) an application may be lodged as a Concept DA that “...sets out concept proposals for the development of a site, and for which detailed proposals for the site or for separate parts of the site are to be the subject of a subsequent development application or applications.”

Clause 4.22(4) of the EP&A Act states, ‘If consent is granted on the determination of a concept development application, the consent does not authorise the carrying out of development on any part of the site concerned unless—

(b) the concept development application also provided the requisite details of the development on that part of the site and consent is granted for that first stage of development without the need for further consent.

Thus, the subject application is for the concept proposal, which is in its entirety, the first stage of development.

In addition, pursuant to Clause 4.23 of the EP&A act, a Concept DA sets aside any requirement for the preparation of a Development Control Plan (DCP) prior to development occurring, such as the provisions requiring adoption of a Development Control Plan at Clause 6.8 of the *Greater Hume Local Environment Plan 2012* (“the LEP”) that applies to the subject land. Notwithstanding this, the proposal will address the requirements of an anticipated DCP.

The application seeks approval for an additional stage of the Heritage Park development, which has progressed over the land to the north and north east of the site.

The DA and this report have been prepared in accordance with the Environmental Planning and Assessment Act 1979 (“EP&A Act”) and the Environmental Planning and Assessment Regulation 2021 (“EP&A Regs”).

This report addresses the relevant heads of consideration listed under Section 4.15(1) of the EP&A Act and provides an assessment of the proposed development against the relevant Environmental Planning Instruments (EPIs) and other planning controls applicable to the site and to the proposal. It also describes the site, its environs, the proposed development, and provides an assessment of the environmental impacts and identifies the steps to be taken to protect or lessen the potential impacts on the environment.

1.1. Background and Planning History

An existing Development Application (DA reference number: 10.2024.47.1 & PAN-429200) for the subject site is with Council at present for earthworks, comprising cut and filling of excavated soil on the land which is currently under assessment with a request for additional information.

The request for additional information relates to the following matters:

1. A civil design plan – A plan of re-establishment
2. Storm water drainage plan
3. Owner’s consent
4. Proposed fill

These matters will be discussed further in this Development Application, which is submitted to Council as a revised application, pursuant to Section 37 of the *Environment Planning and Assessment Regulation 2021* for an amendment to the Development Application currently with Council (DA reference number: 10.2024.47.1 & PAN-429200). Given the information sought within Council's request for further information, the applicant has determined that submission of a full proposal for development of the site is appropriate.

1.2. Supporting Information

This application is accompanied by:

- Title information
- Subdivision Layout Plans, prepared by JCA Land Consultants
- Proposed Earthworks, Cut and Fill Plan, prepared by JCA Land Consultants
- Preliminary Drainage Catchment Plan, prepared by JCA Land Consultants
- Biodiversity Assessment, prepared by DJC Environmental Consulting Pty Ltd.

2. Site Analysis

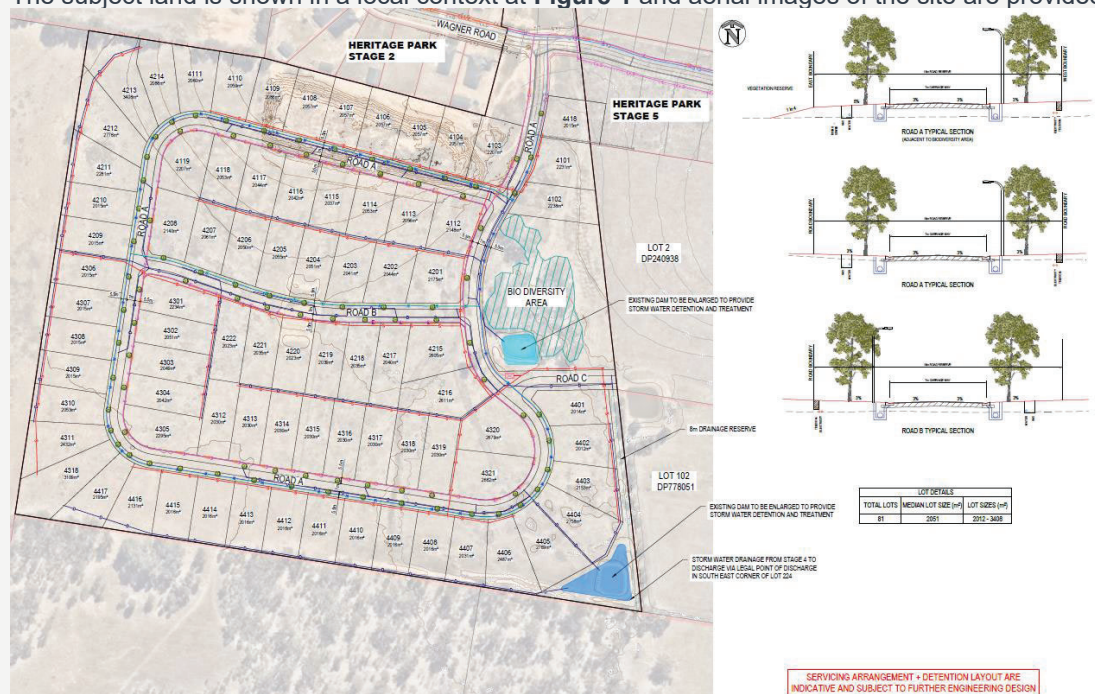
2.1. Site Location and Context

The subject comprises two lots described as lot 224 in DP1280394 and Lot 31 in DP1062153 and addressed as Wagner Drive, Jindera.

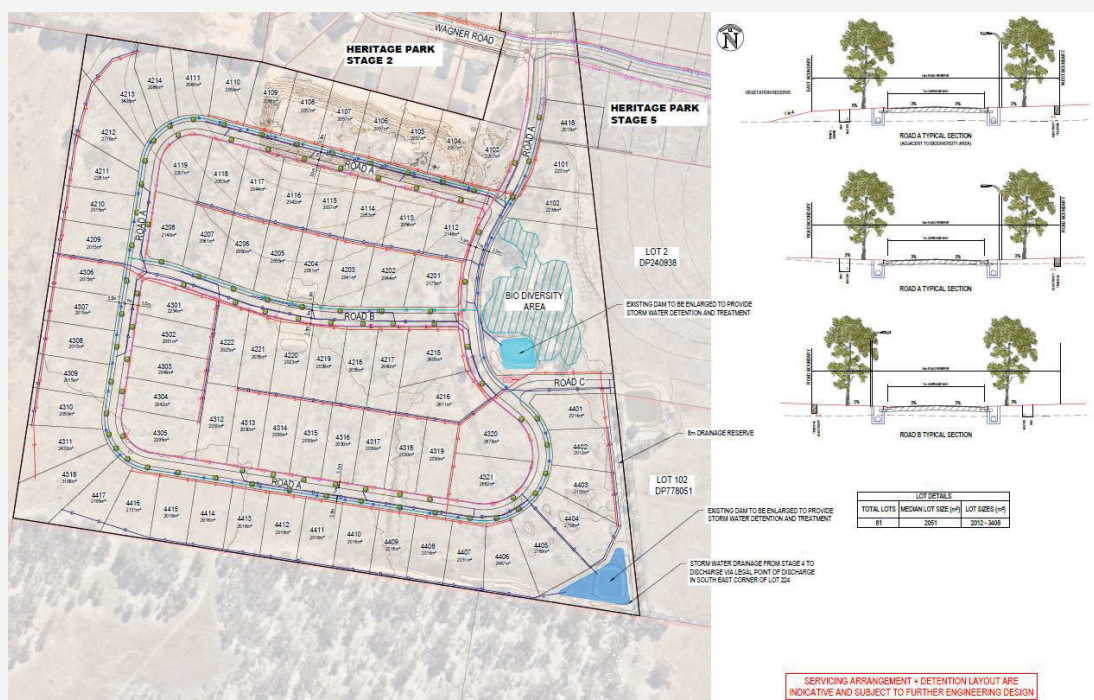
The site is located 2 kilometres south of the Jindera township and approximately 11 kilometres north of the Lavington CBD. The land is located in a semi-rural setting, with single dwelling houses on land of similar scale to the north and to the south. Vacant land to the west is used for agricultural grazing and cropping.

The land, including land immediately abutting the subject site to the north is zoned R2 Low Density Residential under the Greater Hume Local Environmental Plan 2012 (GHLEP).

The subject land is shown in a local context at **Figure 1** and aerial images of the site are provided at



and



below.

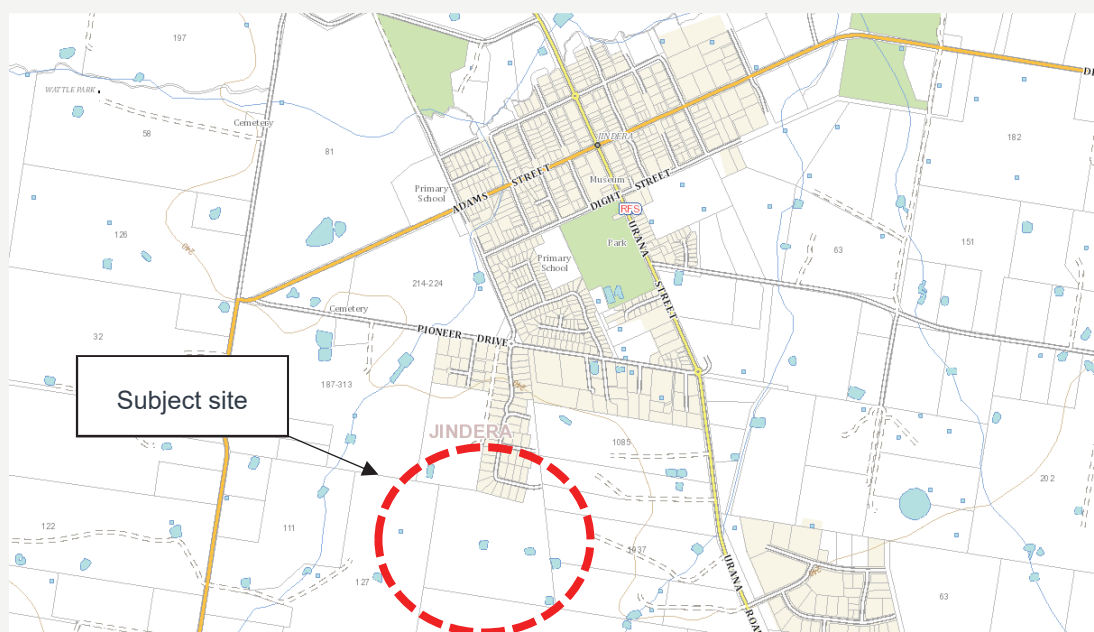


Figure 1 | Context Map (Source: Six Maps)



Figure 2 | Aerial image of the subject site, outlined (Source: NearMaps)



Figure 3 | Aerial image of the portion of the subject site for subdivision, outlined (Source: NearMaps)

2.2. Site Description and Surrounding Development

A detailed summary of the proposed site is provided in the following table.

Table 1 | Site Description

Legal Description	Lot 224 in DP1280394
(Lot and DP)	Lot 31 in DP1062153

Address	Wagner Drive, Jindera
Covenants or Restrictions	None that affect subdivision.
Site Description	<p>The subject site (pre-subdivision) comprises an irregular shaped parcel of vacant rural land.</p> <p>The land contains a large soil stockpile that has been collected from site cut of earlier stages of development within Heritage Park and is sought to be used for filling purposes on Lot 224, which will ultimately be developed as Stage 4 of Heritage Park.</p> <p>The land has historically been used for agricultural grazing purposes. There is no evidence or record of any previous structures or habitable accommodation on the site.</p>
Existing Development	The land is currently vacant and contains typical rural infrastructure, including rural fences. There is a strand of remnant vegetation in the eastern portion of the land, surrounding a small dam.
Existing Access	Access is made from Wagner Drive to the north of the land.
Surrounding context	<p>North – Land to the north comprises existing large lot residential properties which will transition to low-density subdivision. These properties presently contain single dwellings. Land further north, with frontage to Pioneer Drive comprise of higher density residential properties with lot sizes between 0.4 hectare and 2 hectares.</p> <p>South – Land to the south comprises a variety of rural land uses, including rural industry and agricultural grazing on land zoned RU4 - Primary Production Small Lot.</p> <p>East – Land to the east of Urana Road is also zoned RU4 - Primary Production Small Lot generally reflecting the current land uses. It is noted that the Jindera Industrial Estate is located to the south, on the eastern side of Urana Road. This land is zoned E4 General Industrial.</p> <p>West – The land to the west, also optimised for small scale agricultural land uses, is zoned R2 Low Density and R5 Large Lot Residential zone reflecting the desired future land uses.</p>
Natural Hazards	None apply

The following figure shows the

3. Description of Proposal

3.1. Overview

This application seeks development consent for an Eighty-One (81) Lot Residential Subdivision and Earthworks at lot 224 in DP1280394 and Lot 31 in DP1062153 addressed as Wagner Drive, Jindera, which represents Stage 4 of the Heritage Park estate.

The proposal will continue development that has occurred to the north and north east of the site in earlier stages of the estate. In addition to the residential lots and reserve lots created, the development will include the construction of a road network connecting to an existing road to the north and a future road to the east.

The figure below shows the proposed subdivision layout which is further detailed in **Appendix B:** and the table summarises the development outcomes.

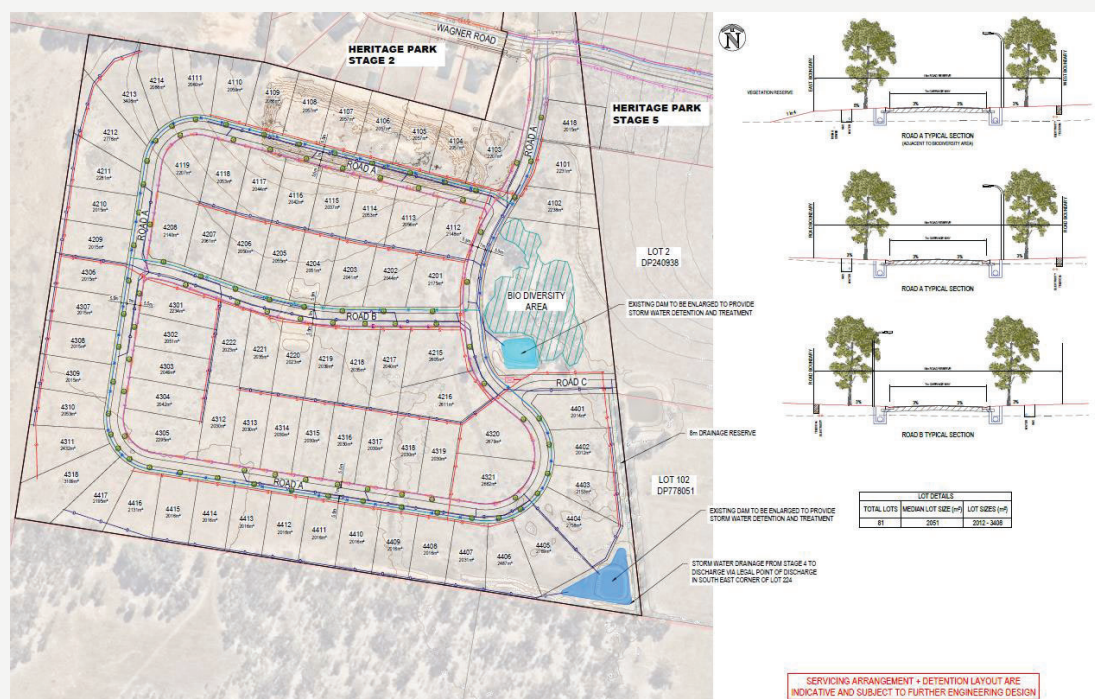


Figure 4 | Proposed Subdivision Lot Layout

Table 2 | Development Summary

Residential Lots	81 lots
Lot size (range)	2,012m ² -3,408m ²
Reserves	Creation of a public reserve containing an area of 14,788m ² containing passive/active open space opportunities, as well as

	<p>protection of Blakely's Red Gum -Yellow Box grassy tall woodland and remnant native trees and drainage.</p> <p>Creation of one (1) drainage reserve with an area of 1,097m².</p>
Balance lot	<p>Creation of one (1) northern balance lot containing the residual portion of Lot 224 in DP1280394, being approximately 9,470m².</p> <p>Creation of one (1) eastern balance lot, containing the residual portion of Lot 31 in DP1062153, approximately 11.3 hectares. Note that this balance portion is to be further subdivided by approved Stage 5.1 and proposed Stages 5.2 and 5.3.</p>

3.2. Residential Subdivision

The proposed residential lots will be created from two existing lots making up the subject site. The subdivision of the north eastern portion of Lot 224 in DP1280394 and the south western extent of Lot 31 in DP1062153 will create a total 81 lots with a lot size range from 2012m² -3408m².

The subdivision will also include the delivery of a combined open space and biodiversity protection reserve, along with provision of an enlarged dam to provide stormwater detention and treatment along the eastern boundary of the subject site.

Furthermore, the development will include the creation of a second reserve being the enlargement of the existing dam to provide stormwater detention and treatment.

Lastly, the development, as it is occurring over two title boundaries, and does not utilise these lots in their entirety, will result in two balance lots as described in the above table.

The subdivision is detailed in the Subdivision plan in **Appendix B:**.

3.3. Reserves

The proposal will create two (2) reserves on the site as depicted in the plans at **Appendix B:**.

The first reserve is located along the eastern boundary and will have an area of approximately 14788m². This reserve will be for the protection of identified biodiversity land, specifically Blakely's Red Gum -Yellow Box grassy tall woodland and remnant native trees. This reserve also contains an existing dam which will be enlarged to accommodate stormwater detention.

The second reserve is in the southeast corner and will have an area of approximately 1097m². This reserve contains an existing dam, which will be enlarged and will be created exclusively for the purpose for drainage.

3.4. Access

The development will obtain access from the north via Wagner Drive. The development will include an internal central road (Road A) that provides access to all lots around the perimeter of the site. Proposed Road B provides a link road to all internal sites and lastly, Road C is proposed to connect to land to the east.

The road cross sections are depicted in **Figure 4**.

3.5. Landscaping

The proposed internal roads will be landscaped with street trees with approximately one street tree in front of every proposed lot to assist with future shading and greening of the streetscape. This landscaping is depicted further in **Figure 4**.

3.6. Infrastructure

All services, including reticulated electricity, water, telecommunications and gas will be provided to all proposed lots via the road reserve upon extension from Wagner Drive, or Urana Road, following Stage 5 subdivision works in the adjoining land to the east. The subdivision plans outline the servicing arrangements at **Appendix B**.

3.7. Stormwater Drainage

The proposal includes the enlargement of two existing dams in the east and south east of the site which will be used for stormwater detention and treatment. The first of the reserves, the biodiversity reserve and stormwater drainage reserve, will service the northern portion of the development, or Catchment A as identified in the Preliminary Drainage Catchment Plan (see **Appendix D**). The second of the reserves, in the southeast corner of the site, will be an exclusive stormwater detention and treatment basin and service the southern portion of the development, Catchment B.

The Preliminary Drainage Catchment Plan also identifies four lots (Catchment C) in the north western corner of the site that will run off via a natural drainage line to a dam offsite and to the northwest. The flows to this dam will be maintained at pre-developed (existing) flows.

Catchment D, which is outside of the scope of this application and north will also drain to the Dam 1 to the east of the site, which is to be expanded to accommodate increased flows.

3.8. Earthworks

This application seeks approval for earthworks across the entire area of Lot 224 by way of cut and fill, comprising the distribution of stockpiled soil across the subject land. The purpose of the earthworks is to establish finished surface conditions on the land ahead of future subdivision and integrate with approved adjoining land where subdivision works are being constructed.

A decision to proceed with initial earthworks has been made given that there are additional processes that need to be completed before a formal subdivision proposal can be considered by Council.

The proposed earthworks will comprise a total cut of 112,295m³ and total fill of 149,281m³. There is already a large soil stockpile on the subject site, which is proposed to be redistributed across the subject land and will account for a significant portion of the total soil volume in the above calculations. Additional fill will be sourced from areas of development within Heritage Park, including current Stage 5.1, which requires areas of cut to achieve final surface levels.

The proposed earthworks are demonstrated in the figure below and detailed plans attached in **Appendix C**.

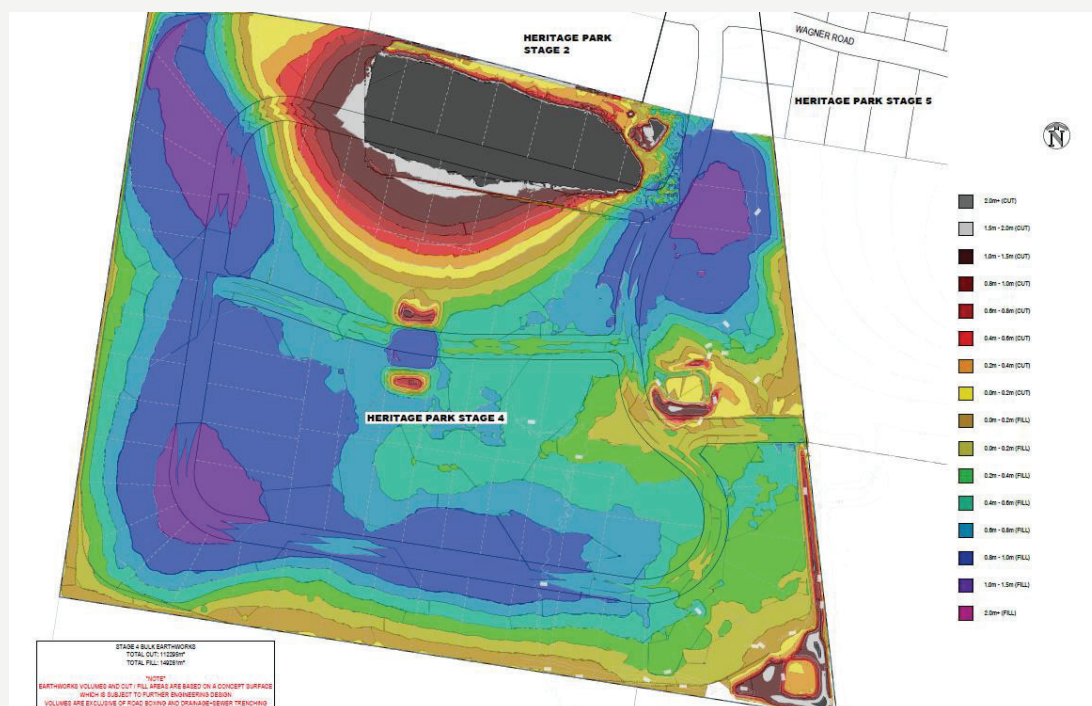


Figure 5 | Proposed earthworks site plan

It is noted that in relation to the existing Development Application (DA reference number: 10.2024.47.1 & PAN-429200) a request for additional information relates to the following matters and a response to these is provided in the following table.

Table 3 | Response to additional information DA reference number: 10.2024.47.1 & PAN-429200

Matter	Response
A civil design plan – A plan of re-establishment	Please see the plan provided in Appendix B:
Storm water drainage plan	<p>Please see the plan provided in Appendix B:, which documents the proposed stormwater detention basins planned to detain and treat stormwater.</p> <p>Furthermore, the Preliminary Drainage Catchment Plan provided at Appendix D: outlines the anticipated stormwater drainage to the proposed catchments, A to D, on the site and the detention basins that each will rely on. In the case of Catchment C, run off will flow to a dam off site and existing flows will be maintained.</p> <p>This is further described in Section 3.7 above.</p>
Owner's consent	Please see the owner's consent for both lots on the Planning Portal application.
Proposed fill	It is confirmed that the proposal is not expected to require any imported fill as it will utilise existing stockpiles on site. However, if imported fill is required it will be sourced in accordance with the relevant requirements from other Nordcon development sites.

4. Planning Assessment

Under Section 4.15(1) of the EP&A Act when considering an application for development, the consent authority must take into consideration the relevant environmental planning instruments. This section details and responds to the relevant planning framework applicable to the proposal.

4.1. Applicable Environmental Planning Policies, Instruments and Controls

- Environmental Planning and Assessment Act 1979
- Environmental Protection and Biodiversity Conservation Act 1999
- Biodiversity Conservation Act 2016
- State Environmental Planning Policy (Resilience & Hazards) 2021
- State Environmental Planning Policy (Transport & Infrastructure) 2021
- Greater Hume Local Environmental Plan 2012
- Greater Hume Development Control Plan 2013

Compliance with the applicable legislation and policies is discussed below.

4.2. Environmental Planning and Assessment Act 1979

Section 4.15 of the EP&A Act 1979 sets out the statutory matters for consideration against which the proposed development is to be evaluated. The matters for consideration under Section 4.15 are as follows:

(1) *Matters for consideration—general*

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

(c) the suitability of the site for the development,

(d) any submissions made in accordance with this Act or the regulations,

(e) the public interest.”

The matters for consideration identified in Section 4.15(1) of the EP&A Act 1979 are addressed in the following section. Subsections (b) to (e) of Section 4.15(1) of the EP&A Act 1979 are addressed in Section 5 of this Statement of Environmental Effects.

The proposal is not identified as “designated development”, pursuant to section 4.10 of the EP&A Act. The development is also not identified as “integrated development”, pursuant to section 4.46 of the EP&A Act.

4.3. Environmental Protection and Biodiversity Conservation Act 1999

The *Environmental Protection and Biodiversity Conservation Act 1999* (“the EPBC Act”) is the principal Commonwealth legislation relating to environmental protection. Specifically, it sets out a framework for identification, protection and management of significant flora, fauna, ecological communities and heritage places as specified within the EPBC Act. The EPBC Act stipulates that approval from the Commonwealth Environment Minister is required if a development is likely to have a significant impact on matters considered to be of “national environmental significance”. It is considered that the proposed development will not have a significant impact on these matters and complies with this Act.

4.4. Biodiversity Conservation Act 2016

The Biodiversity Conservation Act 2016 (“the BC Act”) sets out a number of specific objects relating to the conservation of biological diversity and the promotion of ecologically sustainable development and importantly, establishes a scientific method for assessing the likely impacts on biodiversity values of proposed development and land use change, for calculating measures to offset those impacts and for assessing improvements in biodiversity value. In this case, consideration of the BC Act is relevant, as the proposal includes the removal of native vegetation.

A Biodiversity Assessment was completed (see **Error! Reference source not found.**) to determine the vegetation on the site, condition and areas of native and non-native vegetation. The field survey associated with this assessment, also focused on any threatened ecological communities listed under the EPBC Act, FM Act and TSC Act.

The assessment included a terrestrial habitation assessment finding a 0.8ha area of moderate quality PCT ID 277 Blakley’s Red Gum – Yellow Box grassy tall woodland, some moderate quality wet depressions (‘man-made’ and natural), and pasture grasses representing low quality habitat.

While not conducting a threatened species assessment or test of significance, the assessment did not find evidence of threatened flora or fauna on the site, given the highly disturbed conditions following historic land clearing and use of the area for agricultural purposes.

The proposed development is not requiring the removal of any vegetation and is in fact retaining the 0.8ha identified PCT ID 277 Blakley’s Red Gum – Yellow Box grassy tall woodland of NSW South Western Slopes Bioregion as recommended in the Biodiversity Assessment as per **Error! Reference source not found.**

It is noted that there is a narrow strip of land in the south of Lot 224 which is identified on the Terrestrial Biodiversity Map. Most of this land appears to be a mapping error from vegetation south of the site, as this land is predominantly pasture grasses of low quality habitat and a part of a small dam in the south east corner of the site.

There were no significant plant community types identified following the Biodiversity Assessment in these areas (see **Error! Reference source not found.**). Notwithstanding, the dam in the south east corner is identified for enlargement to create a stormwater detention and treatment basin and will not be developed further as a result.

The proposal is considered to comply with the requirements under the BC Act given it is avoiding and minimising impact on the critically endangered PCT ID 277 Blakley’s Red Gum – Yellow Box grassy tall woodland.

4.1. State Environmental Planning Policy (Resilience & Hazards) 2021

4.1.1. Chapter 4 – Remediation of Land

Chapter 4 of State Environmental Planning Policy (Resilience & Hazards) 2021 sets out considerations relating to land contamination across the state. The intention of the SEPP is to establish 'best practice' guidelines for managing land contamination through the planning and development control process.

In the context of this application, clause 4.6 of Chapter 4 generally requires that consideration be given to whether or not land proposed for development is contaminated and fit for use for its intended purpose. The SEPP requires the consent authority to consider whether the subject land is contaminated when determining a development application. If the land is contaminated, the consent authority must be satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

The subject land has been highly modified and is not known to be contaminated, nor is it expected to be at risk of contamination given its historical use for grazing/forestry and the surrounding context. Consequently, the land is considered fit for use for its intended purposes and therefore the relevant considerations of this SEPP are satisfied by the current proposal.

4.2. State Environmental Planning Policy (Transport & Infrastructure) 2021

4.2.1. Chapter 2 – Infrastructure

Chapter 2 of *State Environmental Planning Policy (Transport & Infrastructure) 2021* provides a consistent and flexible planning system to facilitate the delivery of infrastructure and services. The policy identifies environmental assessment categories for types of infrastructure, matters to consider when assessing development adjacent to infrastructure and provides for consultation with relevant public authorities.

The Chapter 2 contains provisions relating to approval processes and assessment requirements for infrastructure proposals according to the type or sector of infrastructure. It outlines land-use zones where types of infrastructure are permissible with or without consent and identifies certain works as exempt and complying development.

There are several Clauses under the SEPP that trigger referral and concurrence matters. These are addressed in the table below for consideration.

Table 4 | SEPP (Transport & Infrastructure) 2021 - Matters for Consideration

Matter for consideration	Response
Clause 2.48 – Determination of development applications – other development	<p>This clause applies to a development application (or an application for modification of a consent) for development comprising or involving any of the following—</p> <ul style="list-style-type: none"> (a) <i>the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,</i> (b) <i>development carried out—</i> <ul style="list-style-type: none"> (i) <i>within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or</i> (ii) <i>immediately adjacent to an electricity substation, or</i>

Matter for consideration	Response
	<p>(iii) <i>within 5m of an exposed overhead electricity power line,</i></p> <p>(c) <i>installation of a swimming pool any part of which is—</i></p> <p>(i) <i>within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level, or</i></p> <p>(ii) <i>within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool,</i></p> <p>(d) <i>development involving or requiring the placement of power lines underground, unless an agreement with respect to the placement underground of power lines is in force between the electricity supply authority and the council for the land concerned.</i></p> <p>Comment:</p> <p>Referral under Clause 2.48 <u>is required</u> to the relevant electricity supply authority due to the proximity of works to underground electricity supply at the intersection of Wagner Drive and proposed road A.</p>
<p>Clause 2.122 – Traffic generating development</p>	<p>This clause applies to development specified in Column 1 of the Table to Schedule 3 that involves—</p> <p>(a) <i>new premises of the relevant size or capacity, or</i></p> <p>(b) <i>an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity.</i></p> <p>The following metrics apply to the proposed development:</p> <ul style="list-style-type: none"> • ‘<i>Subdivision of land</i>’ (specifies 200 or more allotments for a site with access to a road generally). <p>Comment:</p> <p>As the proposed residential subdivision does not meet these thresholds, the development is not classified as ‘traffic-generating development’ and referral to TfNSW <u>is not required for this clause.</u></p>

4.3. Greater Hume Local Environmental Plan 2012

The Greater Hume Local Environmental Plan 2012 (“the LEP”) is the principal planning instrument that guides development within the LGA. The below provides an overview of consistency and compliance of the proposal against the relevant provisions.

4.3.1. Clause 2.3 Zone objectives and Land Use Table

The subject land is zoned R2 Low Density Residential (“R2 zone”) under the LEP.

The objectives of the R2 zone are as follows:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

As the proposed subdivision is for residential purposes, it is in accordance with the objectives of the zone.

The proposal is consistent with these objectives because it provides for an efficient, orderly, and sustainable development providing for additional residential opportunities. It is responsive to the strategic vision set out for the surrounding area as described within the *Greater Hume Shire Strategic Land Use Plan 2007-2030* and will deliver the preferred densities and outcomes envisaged by the plan.

4.3.2. Clause 2.6 Subdivision consent requirements

Clause 2.6 of the LEP requires development consent for the subdivision of land where the works are not identified as exempt or complying development in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

The proposed works are not classified as exempt or complying and therefore consent for subdivision is sought by this application.

4.3.3. Clause 4.1 Minimum subdivision lot size

Clause 4.1 of the LEP relates to minimum subdivision lot size (MLS) and requires that the size of any lot resulting from a subdivision of land is not to be less than the minimum lot size shown on the Lot Size Map of the LEP. In this instance, a 2,000m² minimum lot size applies to the land, as per Lot Size Map - Sheet LSZ_002C.

The development proposes Torrens title lots of various sizes ranging from 2,012m² -3,408m² and comply with the minimum lot size requirements.

4.3.4. Clause 6.1 Earthworks

Clause 6.1 of the GHLEP requires development consent for certain earthworks to ensure that the works will not have a detrimental impact on environmental functions and processes, neighbouring uses or features of the surrounding land.

The proposed development requires consent as cut and fill will exceed 600mm and extend over the majority of the subject land.

The proposed earthworks will be undertaken to ensure that the site continues to provide appropriate fall and facilitate proper drainage functions of the site and future reticulated infrastructure servicing.

All earthworks relate to the movement of cut and fill sourced internally. However, if imported fill is required it will be sourced in accordance with the relevant requirements from other Nordcon development sites and represent Virgin Excavated Natural Material (VENM) as defined under the Protection of the Environment Operations Act 1997 or superseding legislation.

The works are expected to have a positive impact by ensuring consistency between the development areas and will not result in any potential conflict with adjacent or surrounding areas.

The potential impacts of the proposed earthworks are further articulated in **Section 5.6** of this report.

4.3.5. Clause 6.2 Terrestrial biodiversity

The objective of this clause is to protect native flora and fauna, ecological processes necessary for fauna and flora's continued existence and encouraging conservation and recovery of native fauna and flora and their habitats.

It is noted in subclause (3) and (4) that:

(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider—

(a) whether the development is likely to have—

(i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and

(ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and

(iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and

(iv) any adverse impact on the habitat elements providing connectivity on the land, and

(b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—

(a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or

(b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or

(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

A small section of Lot 224 and Lot 31 is located within the Terrestrial Biodiversity Map.

The portion of affected land in Lot 224 is a narrow strip in the south of the lot and the portion in Lot 31 pertains to the small dam and vegetated land.

The development will not have an adverse impact on the biodiversity of the site as predicted in the attached Environmental Test of Significance. Further information is provided at **Appendix E**.

No vegetation is proposed to be removed in this application.

4.3.6. Clause 6.7 Essential services

Clause 6.7 of the LEP refers to essential services and requires that consent must not be granted to development unless the consent authority is satisfied that services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required.

As a result of the subdivision, the existing services from Wagner Drive will need to be extended to the proposed new lots and contained within the proposed road reserves or protected by easements as necessary.

The resulting connections will generally follow the proposed internal access streets, or the rear lot boundaries, as per the attached plans.

4.3.7. Clause 6.8 Subdivision of certain land in Jindera

Clause 6.8 of the LEP applies to this development as it specifically relates to the lots within this application. Subclause (2) notes: *Development consent must not be granted to the subdivision of the land unless a development control plan has been prepared for the land.*

The subject land is currently not covered by a DCP. However, Section 4.23 of the EP&A Act makes provision for where there is a Concept DA in place, the prerequisite of a DCP to be in place is set aside. As this application is for a 'Concept DA' for the subject land, consideration of a DCP is not required.

Notwithstanding this, it is submitted that the proposal addresses the requirements of a development control plan and will address matters pertaining to Residential Development in the existing Greater Hume DCP. Furthermore, the proposed development will address development control matters such as:

- Overall transport movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists,
- Overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed landscaping requirements for both the public and private domain,
- A network of passive and active recreational areas,
- Stormwater and water quality management controls,
- Amelioration of natural and environmental hazards, including bush fire, flooding, site contamination, and urban soil salinity.

4.4. Greater Hume Development Control Plan 2010

The Greater Hume Development Control Plan 2010 ("the DCP") provides specific requirements for development within the LGA, including the subject site.

The following chapters of the DCP are applicable to the proposed works:

- Chapter 5 – Township Structure Plan
- Chapter 6 – Subdivision
- Chapter 10 – Notification Policy

These matters are addressed in the following sections below.

4.4.1. Chapter 5 – Township Structure Plans

Chapter 5 of the DCP applies to township structure plans. The township structure plans have been based on those prepared as part of the Greater Hume Shire Strategic Land Use Plan 2007-2030, with the overall purpose of the Strategy to guide the future development and use of land in the Shire for the next 20 years and beyond.

Of relevance to the subject proposal is the township Structure Plan for Jindera (see

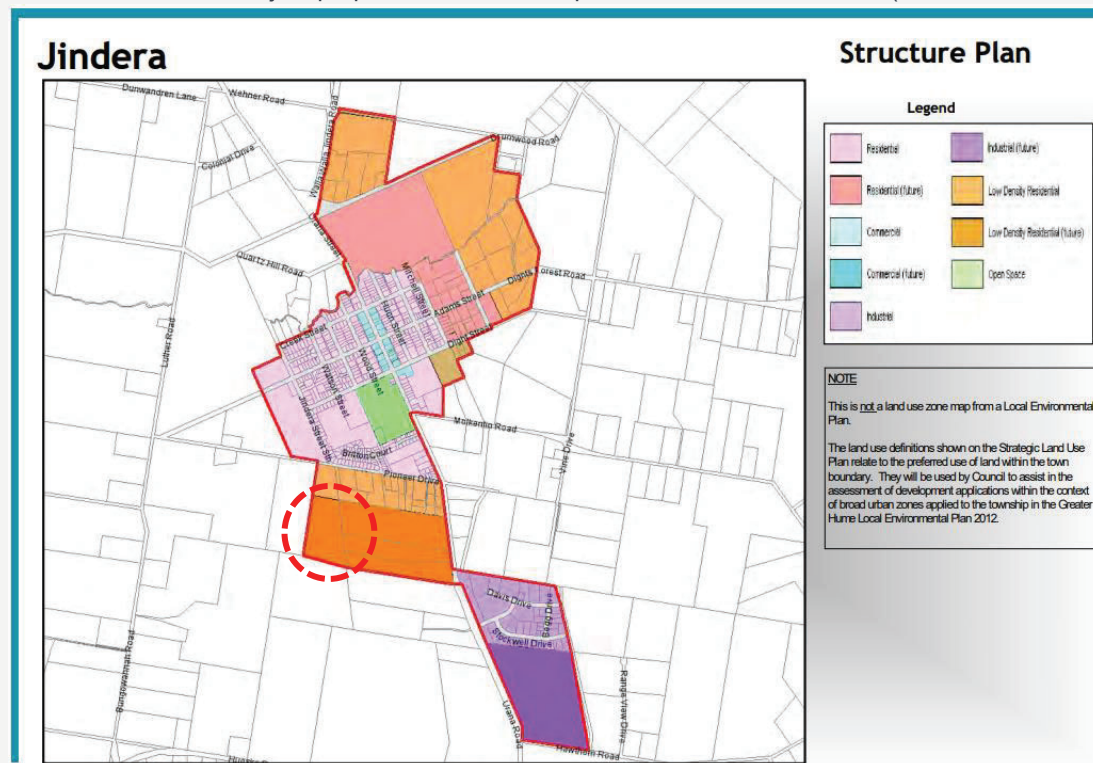


Figure 6 below).

The proposed subdivision is consistent with the land use recommendations contained within the township structure plan for Jindera, which identifies the land for 'Low density residential (future)'. The subject site is located in a suitable position for a greenfield subdivision, being only 14km north of the Albury CBD, and 2km south of Jindera township.

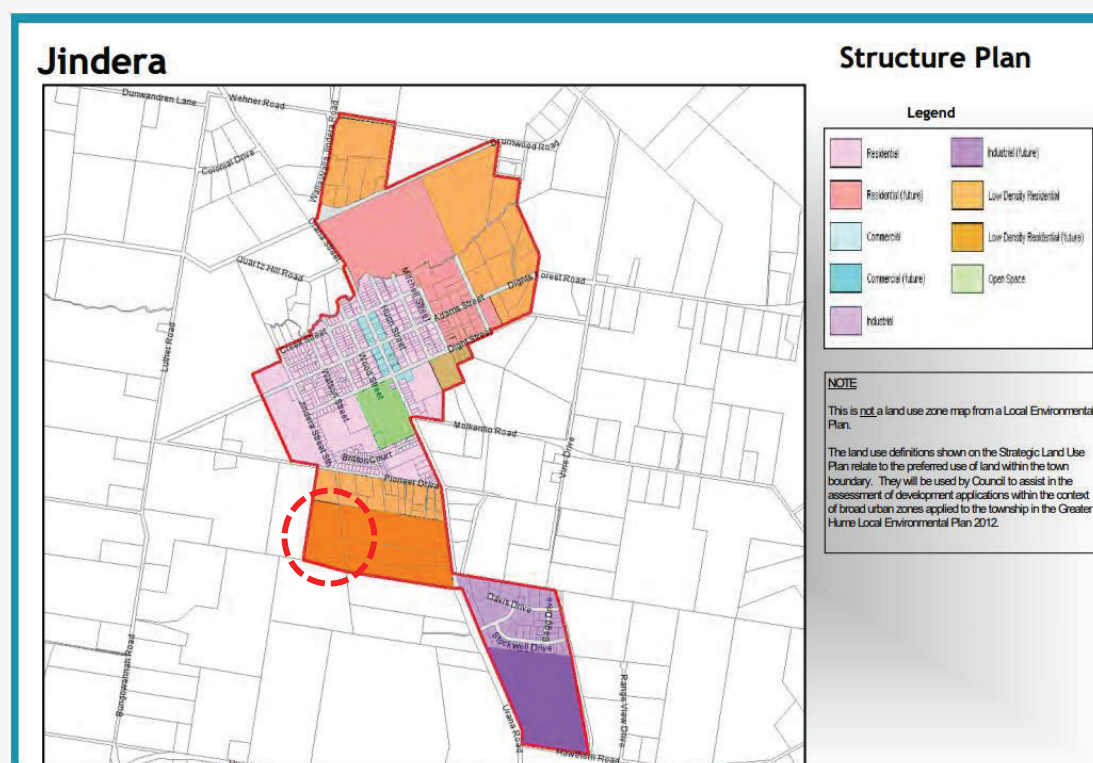


Figure 6 | Extract of the township structure plan for Jindera, subject land outlined

4.4.2. Chapter 6 – Subdivision

Chapter 6 of the DCP refers to subdivision. The purposes of this chapter are to:

- *encourage a diversity of lot sizes for residential, industrial and commercial development that is compatible with the character of an area and appropriate for the proposed use.*
- *Provide lots with areas and dimensions which protect environmental features and take account of site constraints.*
- *Have regard to energy conservation principles in the orientation of lots where for residential subdivisions at least 70% of the lots will have favourable solar orientation.*
- *Ensure public open space, of appropriate quantity and quality, is provided to meet the recreational and social needs of the community.*
- *Ensure all public utilities for the development of new lots are adequately planned as part of subdivision.*
- *Ensure the provision of utilities and infrastructure meets minimum standards.*
- *Provide a road network that places a high priority upon vehicular and pedestrian connectivity, convenience and safety.*
- *Encourage the use of other transport modes as an alternative to motor vehicle transport.*

A detailed assessment against the applicable controls of chapter 6 regarding subdivision is provided at **Appendix F**. In summary, the proposed development complies with the development controls and objectives of part 6 of the DCP.

4.4.3. Chapter 10 – Notification Policy

Pursuant to Chapter 10, the development application is required to be notified.

5. Assessment of Environmental Impacts

This section of the SEE identifies potential impacts which may occur as a result of the proposed development and are relevant matters for the consideration of the DA under Section 4.15(1)(b) to (e) of the EP&A Act 1979.

These impacts and mitigating measures have been identified following comprehensive analysis of the site and the proposed plans.

The analysis and impact identification under this section is informed by:

- Site analysis and visual inspection of the subject land and surrounding properties.
- Analysis of the proposed plans for development (provided attached for reference)
- Desktop review of applicable Environmental Planning Instruments
- Consideration of the Councils Development Plans and Policies including the DCP
- Assessment of relevant strategic planning documents.
- Consultation with Council and other authorities

5.1. Context and Setting

The site is a large vacant former rural lot, which has been zoned for residential development and is intended to be developed for residential lots in the short term. It is surrounded by established residential land and rural-residential properties to the north and east.

The proposed subdivision is in a transitional area between residential and rural land. The subject site is undeveloped and contains minimal landform features or constraints to urban development, with the exception of the plant community type on the eastern boundary and some small dams to the east and south east.

It is considered that the proposal will have a positive impact on the supply of residential land of Jindera, through delivery of newly subdivided large-lot land within the southern areas of the township and in a manner and is highly responsive to the surrounding context.

The subdivision design is responsive in density and structure to the endorsed Master Plan for the precinct and the desired character of the area. The layout and density of the lots will ensure creation of a new integrated low-density residential development which aligns with the objectives of the R2 zone.

The proposed lots, being greater than 2,012m², will provide for further variety and choice of housing within an area designated for low density residential purposes and its proximity to infrastructure and services. It will also provide for a transition of urban densities from the conventional urban areas of Jindera towards the rural lifestyle properties further south of the subject land off Wagner Drive.

Overall, the staged subdivision will create a new development that provides for a suitable transition between the existing urban areas to the north and north east and is setback sufficiently from potentially incompatible land uses such as the industrial land to the east and quarry/brickworks to the south.

The earthworks will be generally inside the lot boundaries and secured by way of appropriate sediment and stormwater controls. The works will also be integrated with existing and future development, including consistent finished surface levels, in anticipation of later residential subdivision. When viewed from the surrounding areas, the works will present a consistent and level building area and will not be out of context to the character of surrounding land.

The earthworks seek to raise the natural surface level on the land in order to provide for consistent surface levels for residential development. The extent of works proposed in this instance have been

sized to the extent necessary to enable residential development and ensure the future lots do not become a dominant element in the landscape or unreasonably impact on surrounding land.

The proposed earthworks have minimal potential to impact on the visual amenity of the surrounding area given the works are to establish a finished surface level only and will generally match surrounding areas. The surrounding landscape includes gently undulating topography, which generally screens the development from primary road frontages.

The proposed works will also redistribute an existing large soil stockpile that is contained within the subject land, removing an existing visual element from the site and landscape.

The setting, and its proximity (14km) to Albury qualifies the subdivision to service the greater Albury area with significant sized residential blocks not necessarily available in central Albury or Wodonga.

The outcome is considered to represent orderly planning for an expanding rural town which will lead to positive visual contributions to the surrounding context and streetscape.

Development of this land is expected to have an overall positive impact on the broader area which is already representative of a transitional urban area. Given the transitional lot sizes and rural residential lifestyle land uses surrounding, no land use conflicts are expected.

5.2. Access & Traffic

The proposed subdivision involves the development of an internal access road that will connect with Wagner Drive to the north. The road network through the property has been planned in accordance with the Masterplan and in anticipation of future surrounding development and provides a new connection to the east to adjoining land.

The internal road network is proposed to be of a standard which is adequate for the expected traffic movements generated by the development. All traffic movements for the South Jindera residential precinct will be dispersed through the new internal network which will be constructed off Wagner Drive. This arrangement will ensure an efficient distribution of traffic to the surrounding roads to minimise impacts upon a single location.

All construction traffic will be directed via a temporary construction access from Wagner Drive in the north of the site. This is a consistent access arrangement for construction work in Heritage Park. The land at Lot 31 in DP1062153 is held in common ownership and therefore some traffic movement can be made via this adjoining property to Urana Road to minimise impact on Wagner Drive.

The proposed earthworks are not likely to result in significant increase in traffic to the built-up residential area as the vast majority of material required for filling works on the property will be sourced from the subject land, by way of the existing soil stockpile or additional site cuts at the northern portions of the property. This will minimise the number of traffic movements that would be required external of the site, with the majority of material being redistributed within the subject land.

All loading and unloading activity will be undertaken within the subject site, and there is ample internal space for the circulation of heavy vehicles to move fill around the site or deliver the fill if required. Any delivery of material will be made to the site during appropriate daylight hours.

5.3. Infrastructure & Servicing

As outlined above, all essential services including reticulated water, sewer, electricity, and telecommunication is available to the subject land and can be extended to service the proposed lots.

A sewer trunk main has been established through the low-density residential precinct by Council, and now enables the opportunity for the subject land to connect to the reticulated urban network. This trunk infrastructure has been sized to cater for the development of the entire precinct as well as industrial development to the southeast.

New drainage infrastructure will be constructed to service the proposed subdivision including enlarged stormwater detention and treatment basins near the eastern boundary and south eastern corner of the site, before conveying water to the legal point of discharge.

5.4. Heritage

The site is not identified as being a heritage item or within a Heritage Conservation Area. No heritage items or conservation areas are located in the area of development.

5.5. Aboriginal Heritage

The subject land has not been identified as having any registered archaeological or cultural heritage items or places.

The land has been heavily modified for rural uses and contains no significant landscape features which are associated with cultural heritage items, such as watercourses. It has been determined that the subject land has a low likelihood of containing any items of Aboriginal cultural heritage.

As part of the Aboriginal cultural heritage due diligence process, a search on the Aboriginal Heritage Information Management System (AHIMS) Web Service completed in September 2024 resulted in no Aboriginal sites or places in the general area of the proposal.

In the event that the applicant does identify or uncover archaeological items during works, the items will be left in place and appropriate protocols for dealing with such instances will be observed.

5.6. Soils & Erosion

The proposed works involves cut and fill across the subject land and will disturb the existing natural surface. These works will expose and disturb existing soils on the site with potential to cause erosion or transfer of sediment.

Notwithstanding, proposed construction works will include the implementation of soil and water management techniques to the full perimeters of the property and to the internal works areas to prevent the movement of soil and erosion during periods of site disturbance. The work site will be established generally with regard to the techniques set out in Managing Urban Stormwater: Soil and Construction Volume 1 (Landcom, 2004) ('the Blue Book') (particularly Section 2.2) and Managing Urban Stormwater: Soil and Construction Volume 2A – Installation of Services (DECC, 2008) and any other recommended management measures imposed by Council.

Following construction works, remaining exposed areas of the site are to be suitably compacted, retained and/or landscaped to prevent movement of soil. Sediment fences and other treatments should remain in place until suitable treatments have been undertaken.

The proposed works will also be managed for dust by use of water as required. Site conditions will be monitored during works and appropriate mitigation undertaken as required.

Consideration of the proposal against the matters at Clause 6.1 of the LEP in relation to earthworks are addressed in the table below.

Table 5 | Assessment against Greater Hume LEP Clause 6.1

Considerations	Response
(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,	<p>The proposed earthworks will have the potential to redirect flow patterns within the site, however, have been designed to ensure stormwater continues to be directed to existing points of discharge on the land.</p> <p>During construction, suitable site management techniques will be established, as set out within the attached plans.</p>
(b) the effect of the proposed development on the likely future use or development on the likely future use or redevelopment of the land,	<p>The proposed earthworks are being sought to redistribute the natural surface level of the property in anticipation of residential development of the land. The soil is to be placed and compacted across the property to form the basis of future civil works and lots for residential development.</p> <p>The proposal will have no adverse impact on the future use of the land provided that the works follow appropriate best practice requirements for filling of land and works.</p>
(c) the quality of fill or the soil to be excavated, or both,	<p>The material being used for works across the property has been (and will be) sourced from the subject land. The soil has been suitably tested and determined to be of a high quality for providing a stable development base.</p> <p>If imported fill is required, it will be sourced in accordance with the relevant requirements from other Nordcon development sites and represent Virgin Excavated Natural Material (VENM) as defined under the Protection of the Environment Operations Act 1997 or superseding legislation.</p>
(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,	<p>The proposal will include a period of noise generation during establishment and also associated impacts from truck movements delivering the fill to the site.</p> <p>In response, the internal residential road networks will be avoided as much as possible to reduce the impacts of truck movements on the built-up residential areas.</p> <p>Very limited material will be brought to site, with the majority of material to be sourced from the existing soil stockpiles and site cut within the immediate development area.</p> <p>The proposed fill will be used to establish a finished surface level for new building works and therefore will be effectively integrated into the site. It is not expected to have any ongoing adverse impacts on the amenity of adjoining properties and land uses.</p>

Considerations	Response
(e) the source of any fill material and the destination of any excavated material,	<p>The material is select fill that is being sourced from the subject land and adjoining lots that are in common ownership. The only known previous land uses are rural, residential, and agricultural land uses.</p> <p>All excavated material unable to be used during construction would be collected or stored in appropriate locations and will be removed from the site for disposal.</p> <p>Materials to be disposed of shall be classified in accordance with the Waste Classification Guidelines (EPA, 2014), and disposed of at a facility that can lawfully accept the waste.</p> <p>If imported fill is required, it will be sourced in accordance with the relevant requirements from other Nordcon development sites and represent Virgin Excavated Natural Material (VENM) as defined under the Protection of the Environment Operations Act 1997 or superseding legislation.</p>
(f) the likelihood of disturbing relics,	<p>The subject site is disturbed from previous agricultural uses and partly from civil works associated with the establishment of the adjacent roads.</p> <p>A search of the NSW AHIMS database for registered cultural heritage items has been undertaken and no items or places of Aboriginal heritage were identified.</p>
(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.	<p>The site contains a drainage line from the north into dams. The proposed fill is to be located away from the flow path, and therefore avoids the potentially sensitive locations of the site.</p>

5.7. Biodiversity

The subject land is a modified former rural property, having been extensively cleared and used for intensive farming practices. Assessment of the study area has determined that it has been highly disturbed due to historic land clearing, grazing/ agricultural uses, weed invasion from uses and surrounding areas, and development impacts associated with new and existing residential development in the surrounding area. These impacts have resulted in a significant degradation of any biodiversity value of the land

There are no areas of outstanding biodiversity value within the study area. The development area is unlikely to intersect neighbouring areas of Biodiversity value mapped on the Biodiversity Values map.

The proposed works will avoid impacts on the remaining native vegetation on the subject land, namely the central eastern area of scattered paddock trees. This area is identified as a disturbed area of PCT ID 277 (Blakley's Red Gum – Yellow Box grassy tall woodland). The surface surrounding this area of

the site will have only minimal changes to conditions, and to an extent that will not significantly impact on the biodiversity value or quality of this vegetation.

5.8. Noise

It is anticipated that the major source of noise associated with the works will be generated from the vehicle movements to and from the site, as well as movements within the property delivering the material and unloading.

All works vehicle movements will be made within NSW EPA regulated hours for construction:

- Monday – Friday 7am – 6pm
- Saturday – 8am – 1pm

The operation avoids activities at periods which may disrupt nearby residential amenities. The noise generated by the machinery to be used on site will be temporary and are not expected.

5.9. Flooding and Stormwater

The Jindera Flood Study, Floodplain Risk Management Study and Plan (“the Flood Study”) was prepared by GHD in 2017. The document followed an assessment in 2015 that identified flooding conditions at Jindera based on an assessment of historical records and modelling. The Flood Study identifies the subject land as ‘flood fringe’ in the southeast corner of the site.

The portion of land affected currently comprises a dam which is proposed to be designed to function as a drainage basin and reserve. The proposed drainage reserves on the eastern boundary and south east corner of the site will collect, detain, and treat stormwater flows from the subject land, prior to conveying to the legal point of discharge.

The Flood Study Hydraulic Category Map identifies the mapped flood areas as ‘Flood Fringe’. According to the Floodplain Development Manual. The flood fringe is ‘the remaining area of land affected by flooding, after floodway and flood storage areas have been defined. Development in flood fringe areas would not have any significant effect on the pattern of flood flows and / or flood levels.’

The proposed residential lots to be created as part of the subdivision are not subject to an unreasonable risk of flooding by the Flood Study. The corner of land to be affected is within the proposed reserve, and there is no flood risk to human life or property from development as proposed.

5.10. Social & Economic Impacts

The development will have a positive social impact in the area, where it will assist with the development of land for future housing in Jindera. The proposed works represent establishment earthworks which will facilitate later urban development of the land. Ultimately, the development of the land will increase the choice of housing within the local residential market that is consistent with the existing and desired future character of Jindera.

5.11. Suitability of the Site for Development

The subject land is a large land holding which has been zoned for residential development and has been identified as part of the southern growth area of Jindera. The proposed works are considered to a typical establishment works which would be undertaken in the course of urban development. The works will not significantly alter the surface conditions of the site beyond what is considered reasonable or that will lead to adverse impacts on neighbouring properties.

5.12. The Public Interest

The public interest is a broad consideration relating to many issues and is not limited to any one particular issue. Taking into account the full range of matters for consideration under Section 4.15C of the Environmental Planning and Assessment 1979 (as discussed within this report), it is considered that approval of the application is consistent with the public interest.

The development of land in an orderly and economic way is in the public interest.

6. Conclusion

This DA seeks consent for an Eighty-One (81) Lot Residential Subdivision and Earthworks at lot 224 in DP1280394 and Lot 31 in DP1062153 addressed as Wagner Drive, Jindera, which represents Stage 4 of the Heritage Park estate.

The application seeks development consent under Part 4 of the EP&A Act and has been assessed against the provisions of Section 4.15(1) of the EP&A Act.

As demonstrated by the detailed assessment above, the proposal satisfies the intent of the provisions of the applicable EPIs and will result in a positive development outcome in terms of social, environmental, and economic impacts.

Having regard for the content of this report, the proposal deserves the support of Council because:

- it is consistent with the relevant environmental planning instruments and development control plan;
- it will provide for a development which is responsive to its context and setting, being a growing low-density residential area;
- it will not create any adverse environmental or social impacts;
- it encourages continued future investment in residential development in Jindera and the Greater Hume Shire generally; and
- it will have no detrimental impact upon the function of existing services or essential infrastructure.

In light of the above considerations, it is our opinion that the proposal is appropriate from a planning point of view and is in the public interest. The proposed development warrants support by Council.

Appendix A: Title Details

Appendix B: Subdivision Layout Plan

Appendix C: Earthworks, Cut and Fill Plan

Appendix D: Preliminary Drainage Catchment Plan

Appendix E: Biodiversity Assessment

Appendix F: Planning DCP Compliance Tables

Table 6 | DCP Compliance table for subdivision: Chapter 6

Standard			Compliance	Comment
6.1	Staging			
Where staging of a subdivision is proposed, a staging plan must be submitted with the development application.			Not applicable	Not applicable as the development is to occur in a single stage.
Staging of subdivision should have regard to the existing and proposed provision of services and avoid staging development which would have negative impacts upon infrastructure provision and/or design.			Not applicable	Not applicable – as above.
6.2	Movement Network			
Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.			Complies	Complies, the development is generally in accordance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards
All development for subdivision must comply with the Council's standards for road design.			Complies	Complies, the internal road is generally in accordance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.
For lots fronting a main road, access shall be from a secondary road where the opportunity exists.			Not applicable	All lots created in this subdivision will be accessed from secondary or local access roads.

Standard	Compliance	Comment
All lots are to be provided with access to a public road. Easements for access will only be considered in extraordinary circumstances.	Complies	All lots will have access from a public road.
Any upgrade or construction of a public road to provide access to a lot shall be at the applicant's expense.	Noted	This is not a control. The proposed access road from Wagner Drive and the connection will be provided by the developer.
6.3 Lot Design		
Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.	Complies	Complies, the development is generally in accordance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards
Multi-lot subdivisions should provide for a range of lot sizes.	Complies	Complies, the proposal incorporates a range of lot sizes within the LEP controls for the site. Lot sizes for the development range from 2012m ² -3408m ²
Lots are to be provided with legal and practical public road access.	Complies	All lots will be provided with legal and practical public road access via the constructed internal road.

Standard	Compliance	Comment
Lots are to be designed to accommodate the type of development envisaged. Irregular shaped lots or lots too small will be regarded by Council as incompatible with objectives for this standard.	Complies	<p>All lots are generally rectangular, or square in shape and have a minimum lot size of 2012m² or greater and can therefore accommodate a future rural lifestyle dwelling and associated outbuildings and structures with good passive solar access.</p> <p>The size of each lot is ample room for adequate solar access, a dwelling, and associated ancillary structures.</p>
Residential		
For battle-axe allotments a minimum width of the access handle is to be 4.5m.	Not applicable	No battle-axe blocks are proposed.
Lots are to be able to contain a rectangular building envelope measuring 10 metres by 15 metres, suitable for the erection of a dwelling	Complies	All lots will be able to accommodate a rectangular building envelope of 10 metres x 15 metres.
Lots are to be designed to maximise solar access.	Complies	<p>Each lot will have appropriate solar access due to their orientation and size.</p> <p>The majority of the proposed lots are designed so future dwellings can be orientated to solar north, or up to 15° west of north, or 25° east of north.</p>

Standard	Compliance	Comment
6.4 Infrastructure		
Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.	Complies	Complies, the development is generally in accordance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.
Where a reticulated external potable water supply is provided, all lots shall be connected.	Complies	All the proposed lots will be connected to the reticulated water network upon extension from Wagner Drive.
Where a reticulated external sewerage system is provided, all lots shall be connected.	Complies	All the proposed lots will be connected to the reticulated sewer network that will be extended from Wagner Drive.
6.5 Hazards		
On land mapped as bushfire prone, compliance with the NSW Rural Fire Service guide Planning for Bushfire Protection (2006).	Not applicable	The subject land is not mapped as bushfire prone.

Standard	Compliance	Comment
On land considered by Council to potentially being subjected to flooding, an investigation of the land as to the flood risk and consideration of the Floodplain Development Manual: the management of flood liable land (2005).	Complies	The subject site is not considered to be flood prone, however the south east corner is considered 'Flood fringe' according to the Jindera Flood Study. The subdivision has been designed considering the historical flooding events, as such, adequate stormwater and water retention infrastructure has been planned.
On land that is, or has previously been used for a potentially contaminating activity, an investigation of the land in accordance with the requirements of State Environmental Planning Policy No.55 – Remediation of Land. An investigation should be in accordance with the process detailed in the State Government's Managing Land Contamination – Planning Guidelines SEPP55 Remediation of Land (1998).	Not applicable	The subject land is not known to be contaminated.
6.6 Site Management		
Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.	Complies	The development is generally in accordance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards
Compliance with Soil and Water Management Guidelines for Subdivisions – Albury, Wodonga & Hume Councils.	Complies	The proposed subdivision will comply with the Soil and Water Management Guidelines for subdivisions. More specifically, during construction works, appropriate sediment erosion control measures will be installed prior to works commencing on-site.

