
DEVELOPMENT APPLICATION: 4 LOT SUBDIVISION

88 BETHEL ROAD, BURRUMBUTTOCK

LOT E & B IN DP977110, LOT 1 IN DP361170, LOT 1 IN DP1078552,
LOT 1 IN DP1171579, AND LOT 10 IN DP113383

APPLICATION FOR DEVELOPMENT: 4 LOT SUBDIVISION

88 BETHEL ROAD, BURRUMBUTTOCK

LOT E & B IN DP977110, LOT 1 IN DP361170, LOT 1 IN DP1078552,
LOT 1 IN DP1171579, AND LOT 10 IN DP113383

PROPOSAL SUMMARY

Proposal: 4 Lot (Rural) Subdivision

Title Details: Lot E & B in DP977110, Lot 1 in DP361170, Lot 1 in DP1078552, Lot 1 in DP1171579, and Lot 10 in DP113383

Current Title Address: 88 Bethel Road, Burrumbuttock

Min Lot Size: 100ha

Land Zoning: RU1 – Primary Production

INTRODUCTION

The information provided in this submission supports an application for Development Consent for a 4 Lot Rural Subdivision. The subject parcel is described as Lot E & B in DP977110, Lot 1 in DP361170, Lot 1 in DP1078552, Lot 1 in DP1171579, and Lot 10 in DP113383, and is known as 88 Bethel Road, Burrumbuttock.

This submission has been prepared in accordance with Greater Hume Shire Council Local Environmental Plan and Development Control Plan. The aim is to obtain Development Approval for the proposed development.

SITE DESCRIPTION

The subject land is described as Lot E & B in DP977110, Lot 1 in DP361170, Lot 1 in DP1078552, Lot 1 in DP1171579, and Lot 10 in DP113383, and is known as 88 Bethel Road, Burrumbuttock.

The total area is approximately 258 hectares. It is situated in the Rural Land Zone for Primary Production (RU1) under the provisions of the Greater Hume LEP. The land comprises of an existing dwelling, sheds, and water tanks.

SITE ANALYSIS

The design of the subdivision layout results from an analysis of the site and identifying the opportunities and constraints that exist. Significant elements considered include:

- Council LEP & DCP
- Location
- Outlook
- Access
- Servicing
- Existing site
- Adjoining uses and future use

LEP & DCP PROVISIONS

LEP

The land is zoned RU1 Primary Production. The development is in accordance with the objectives of the:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To maintain the rural landscape character of the land.

The application acknowledges the proposed lot 101 is less than the current minimum lot size being approximately 49ha and therefore it is requested that the application is considered under clause 4.2 of the LEP.

We contend the area of the proposed lot being less than the minimum prescribed will not be detrimental to the proposed outcome. Greater Hume Shire can be satisfied that the subdivision will not adversely affect the surrounding land for agriculture or increase rural land use conflict.

It is therefore considered the subdivision of the lot can be approved with development consent.

The desired outcome is fundamentally consistent with the zone objectives and supported with the following comments:

- It is considered that the minimum lot size is more relevant to subdivisions that will involve dwellings being built.
- Since the resulting lots will continue to operate as viable agricultural land, it could be considered there is a status quo because of the subdivision.

As part of the subdivision, a boundary adjustment is proposed between Lot 1 in DP1078552 and Lot 1 in DP361170. We have consulted with the Greater Hume Shire Council regarding this boundary adjustment, and it has been deemed permissible under Section 2.75 of the State Environmental Planning Policy (SEPP).

However, we are opting to complete this boundary adjustment as part of the overall plan of subdivision to streamline the approval process and ensure cohesive development outcomes.

DEVELOPMENT CONTROL PLAN (DCP)

Approval of such a development is subject to compliance with the criteria as set out in the DCP, it is considered the proposal is not inconsistent with the objectives and with the development standards.

STATEMENT OF ENVIRONMENTAL EFFECTS

Statement of Environmental Effects is provided in accordance with requirements of the Environmental Planning and Assessment regulations 2000. Relevant discussion on the following environmental impacts is provided:

Noise

It has been determined that that there will be no significant noise impacts associated with the proposed subdivision development.

Access & Traffic

Existing traffic will not be impacted upon because of the proposal; however, it is considered the existing road network can easily cater the additional movements without detriment to either road surface or the amenity of the area.

Flora & fauna

The site is predominantly cleared agricultural land. There are no significant impacts anticipated on native flora and fauna as a result of the subdivision.

Landscape & scenic quality

The development is consistent with surrounding development; it is therefore considered the resulting residential use will not impact on the existing landscape.

Infrastructure incl. water, sewer and stormwater drainage

Not Applicable.

Construction methods

It is anticipated issue of development consent for subdivision will refer to erosion and sediment control requirements and will conform to council regulations.

Public Domain

The resulting subdivision has no detrimental impact on the access to or use of existing public land. Provision of public open space within the subdivision is not warranted.

Heritage and archaeology

There are no known natural or built heritage items on the site or in the proximity of the site that would be affected by the subdivision.

Air and microclimate

It is considered the subdivision will not generate any unusual emissions and therefore no detrimental impact on air quality or the microclimate.

Natural hazards

The subject site is not located in a flood area or bushfire prone area.

CONCLUSION

The boundary adjustment between Lot 1 in DP1078552 and Lot 1 in DP361170, as discussed with the Council, is included in the subdivision plan to streamline the approval process and ensure cohesive development outcomes. The proposed development is generally consistent with the objectives of the RU1 Primary Production Zone as set out in the Greater Hume Shire Council LEP and the requirements for subdivision as set out in the DCP, consequently development consent is requested.