



Forty-Nine (49) Lot Staged Residential Subdivision – Heritage Park Stage 3.1 & 3.2

Urana Road, Jindera

FEBRUARY 2025

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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 is submitted to Greater Hume Council in support of a Development Application (DA) for a forty-nine (49) lot subdivision of land at Lot 4 in DP 240938; and part Lot 30 in DP 1062153 and Lot 224 DP 1280394. The site is addressed as 1085 Urana Road, Jindera; 1065 Urana Road, Jindera and Wagner Drive, Jindera respectively.

The proposed development represents Stage 3.1 and 3.2 of the establishing Heritage Park residential area on the southern extent of the Jindera urban area. It has been developed in accordance with the previously approved South Jindera Master Plan and represents a logical and preferred urban extension of this southern growth area. The proposed subdivision has been further optimised to link with earlier stages of development to the west and south.

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. Supporting Plans and Documentation

This application is accompanied by:

- Title information – Lot 4 in DP 240938; Lot 30 in DP 1062153; Lot 224 in DP 1280394
- Subdivision Plan Set, prepared by JCA Land Consultants

2. Site Analysis

2.1. Site Location and Context

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 on the urban fringe of the Jindera township, 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 below.

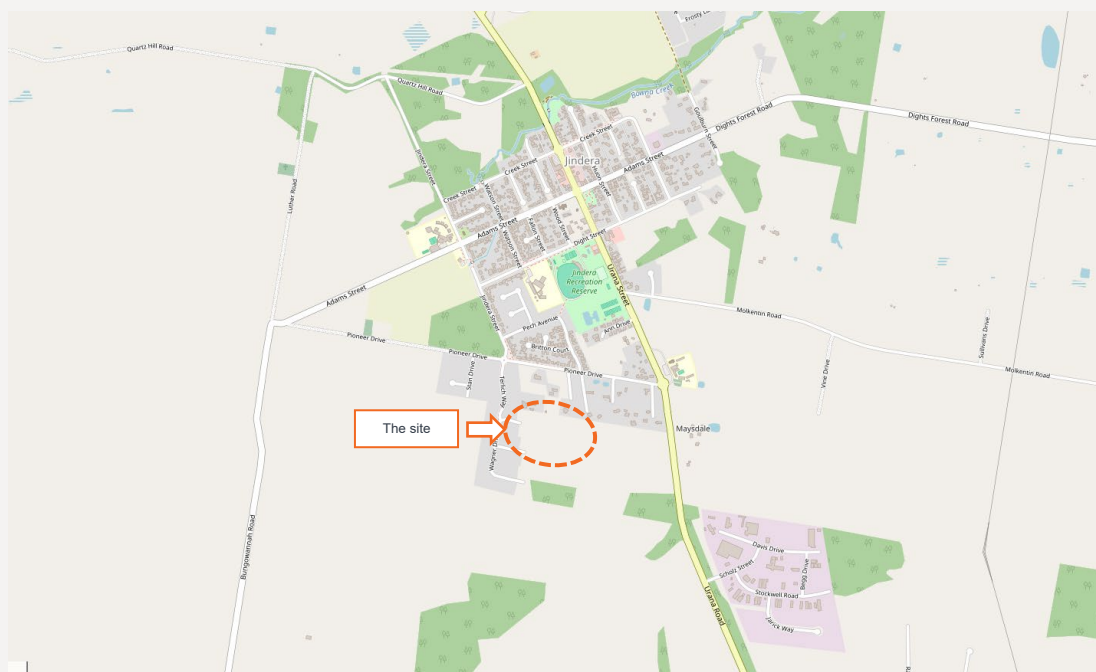


Figure 1 – Site Context

2.2. Site Description

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

Table 1 – Site Description

Legal Description (Lot and DP) & Address	<p>Lot 4 in DP 240938 (<i>1085 Urana Road, Jindera</i>)</p> <p>Lot 30 in DP 1062153 (<i>1065 Urana Road, Jindera</i>)</p> <p>Lot 224 DP 1280394 (<i>Wagner Drive</i>)</p>
Covenants or Restrictions	<p>None that affect the subject land.</p>
Site Description	<p>The subject site comprises parts of irregular shaped parcels of primarily vacant rural land.</p> <p>The land has historically been used for grazing agricultural grazing purposes. Lot 4 in DP 240938 and Lot 30 in DP 1062153 currently accommodate residential dwellings/associated outbuildings. There is no evidence or record of any previous structures or habitable accommodation on Lot 224 in DP 1280394, though it does have two farm dams.</p> <p>The entirety of the land is zoned R2, and the subject proposal will subdivide part of, and redefine the boundaries of, the following three (3) allotments:</p> <p>Lot 4 in DP 240938 (<i>1085 Urana Road, Jindera</i>) has 234 metres of frontage directly abutting Urana Road with established vehicle access to the rural property on this land. The driveway crossover of unsealed gravel is approximately 360-metres. The allotment has a linear depth of approximately 745 metres along the southern property boundary and same on the northern side boundary. The western boundary has an overall width of approximately 225 metres with no current access from the established residential subdivision on Polack Street, and Rosler Street. Establishing new vehicles connections routes to these existing roads is central to the subject proposal. The total area of this allotment is proposed to be involved in the subject proposal, which includes a summative total of approximately 16.4-hectares.</p> <p>Part of Lot 30 in DP 1062153 (<i>1065 Urana Road, Jindera</i>) is a partly developed rural lifestyle lot which contains an existing dwelling and associated infrastructure. A portion of this parcel has already been constructed for the purposes of Heritage Park Stage 5.1 and a total of 20.8 hectares will be developed for Stages 3.1 and 3.2.</p> <p>Part of Lot 224 in DP 1280394 (<i>Wagner Drive</i>) being an irregular section between Heritage Park Stage 1 and 2 and the subject land forms part of this proposal. That land is a currently vacant parcel of land which was historically used for rural purposes prior to construction of the adjacent subdivision works. There is no buildings or works contained on the parcel.</p> <p>Figure 2 provides an overview of the subject land.</p>
Existing Development	<p>The land is improved and includes typical rural style post and wire boundary fencing defining the perimeter boundaries of the site and internal fencing that segregates some existing vegetated areas.</p> <p>The internal boundaries of paddocks on Lot 4 in DP 240938, are vegetation with planted trees and the driveway access to the residence at Lot 30 in DP</p>

	<p>1062153 is tree-lined. The land does not present with scattered paddock trees as often identified in this type of rural setting.</p> <p>The land has a gentle undulation whereby the eastern portion of the land adjacent to Urana Road front boundary is 10 metres lower than the central and rear sections of the land which is located between 300-500 metres to the central west and rear sections of the land. However, the subject development is contained to the western section of the land where the slope is less pronounced.</p> <p>The central area of the site is predominantly cleared vacant grass land.</p>
Existing Access	<p><u>East</u> - Urana Road, Jindera (existing gravel crossover to dwelling residence and farm buildings – dwelling to be provided access from proposed road work anticipated in later stages)</p> <p><u>West</u> – Wagner Drive, Jindera – existing street access to the southern boundary of Lot 30 in DP 1062153 via Wagner Drive.</p>
Surrounding context	<p><u>North</u> – Land directly adjacent to the north, with frontage to Urana Road comprises of low-density residential land with single dwelling houses on Lots averaging between 8 and 16 hectares. Land further north, with frontage to Pioneer Drive are a higher density of residential properties with lot sizes between 0.4 hectares and 2 hectares.</p> <p><u>South</u> – 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><u>East</u> – 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><u>West</u> – 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



Figure 2 – Aerial view of the subject land

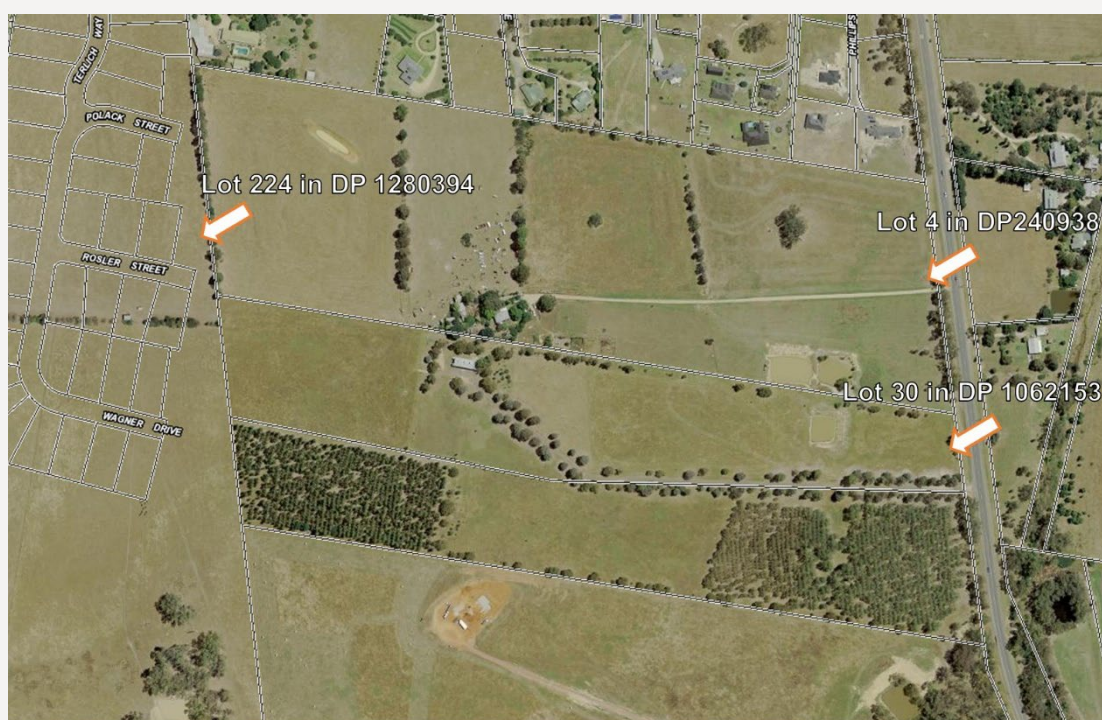


Figure 3 – Subject allotments (SIX Maps 2025)

3. Description of Proposal

3.1. Overview

The proposal represents Stages 3.1 and 3.2 of Heritage Park Estate and will continue development which has already commenced to the west and south of the site. This application seeks approval for the residential subdivision of land creating forty-six (46) low density residential lots, associated internal roads and drainage infrastructure. The proposed lots are to be developed for residential purposes.

The proposal also includes construction of a road network, creating access and frontage to the proposed lots, and future connectivity to adjacent land abutting to the south and the southwest.

The subdivision and associated works are divided into Stage 3.1 & Stage 3.2 as detailed in the following sections.

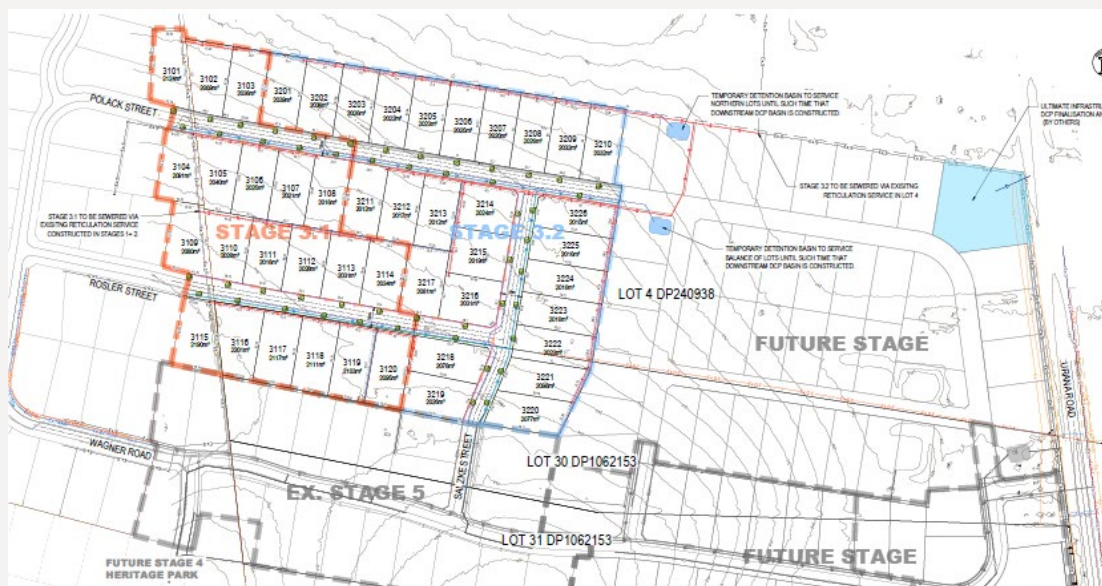


Figure 4 – Proposed subdivision layout plan – Stage 3.1 & Stage 3.2

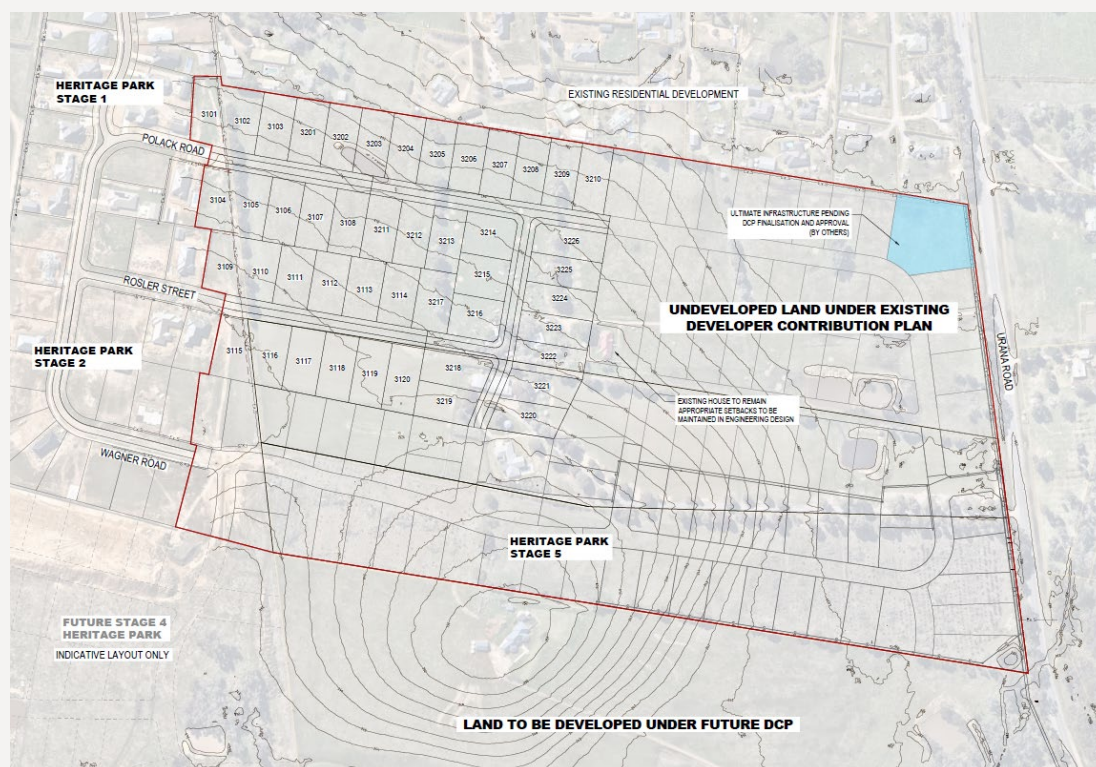


Figure 5 – Proposed subdivision layout plan (aerial overlay)

3.2. Residential Subdivision

Stage 3.1 of the proposal will include a Torrens Title subdivision of the land into twenty (20) lots with areas ranging from 2016m² – 2201m² and creation of a balance allotment. A summary of the proposed lots is provided below.

Table 2 – Stage 3.1

Parent lot details	Proposed lot details	Proposed lot size
Lot 4 in DP 240938 (1085 Urana Road, Jindera) Part - Lot 30 in DP 1062153 (1065 Urana Road, Jindera) Part - Lot 224 DP 1280394 (Wagner Drive)	3101	2124 m ²
	3102	2069 m ²
	3103	2036 m ²
	3104	2091 m ²
	3105	2040 m ²
	3106	2025 m ²
	3107	2021 m ²
	3108	2016 m ²
	3109	2080 m ²

	3110	2028 m ²
	3111	2016 m ²
	3112	2028 m ²
	3113	2031 m ²
	3114	2034 m ²
	3115	2190 m ²
	3116	2201 m ²
	3117	2117 m ²
	3118	2111 m ²
	3119	2103 m ²
	3120	2095 m ²
	Total	41,456 m² (41.5-hectares)

Stage 3.2 of the proposal will include a Torrens Title subdivision of the land into twenty-six (26) lots with areas ranging from 2012m² – 2098m² and a balance allotment containing the remaining eastern part of the land.

Table 3 – Stage 3.2

<i>Parent lot details</i>	<i>Proposed lot details</i>	<i>Proposed lot size</i>
Lot 4 in DP 240938 (1085 Urana Road, Jindera) Part - Lot 30 in DP 1062153 (1065 Urana Road, Jindera)	3201	2039 m ²
	3202	2036 m ²
	3203	2026 m ²
	3204	2022 m ²
	3205	2023 m ²
	3206	2025 m ²
	3207	2020 m ²
	3208	2026 m ²
	3209	2032 m ²
	3210	2032 m ²
	3211	2012 m ²

3212	2017 m ²
3213	2012 m ²
3214	2024 m ²
3215	2019 m ²
3216	2031 m ²
3217	2081 m ²
3218	2078 m ²
3219	2026 m ²
3220	2077 m ²
3221	2098 m ²
3222	2023 m ²
3223	2016 m ²
3224	2016 m ²
3225	2016 m ²
3226	2015 m ²
Total	52,842 m² (52.8-hectares)

3.3. Roads and Access

The proposed subdivision will include the creation of internal public roads to facilitate access to each proposed lot.

The proposal includes the extension of Polack Street and Rosler Street from the west and Salzke Street from the south. These roads will enable a fully integrated and continuous road network upon the completion of Stage 3.1, as well as enabling future connection to the remaining development to the west of the stages.

3.4. Staging

The proposal is to be delivered in two stages, as per the proposed subdivision plans provided. Stage 3.1 will extend from earlier stages 1, 2 and 5.1 and Stage 3.2 will wrap extend upwards from Stage 5.1 to the northern boundary of the site.

3.5. Drainage

The proposed temporary detention basins adjacent to the east of Stage 3 will be established during Stage 3.1 work, and intended to service all of the proposed lots in Stage 3.1 and Stage 3.2 until an ultimate basin is delivered in later stages in the north eastern corner of the site.

As the further development of land progresses to the east of the subject site, these basins will be removed and drainage will be conveyed to the proposed basin infrastructure to be established in the northeastern extent of the land, adjacent to Urana Road.

3.6. Services

As the subject site is located within an established urban area, all essential services are available on the adjoining land. These include reticulated water, sewer, and gas, as well as electrical and telecommunications with established connections to the allotment on Polack Street and Rosler Street.

Sewerage servicing for Stage 3 will be via existing reticulation service constructed in Heritage Park Stages 1 and 2. This is anticipated to be extended to service both Stage 3.1 and Stage 3.2.

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
- Biodiversity Conservation Act 2016
- State Environmental Planning Policy (Resilience & Hazards) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 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.

4.3. 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 not considered relevant, as the proposal includes the removal of planted native vegetation only, which is not remnant vegetation.

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 (Biodiversity and Conservation) 2021

4.2.1. Chapter 2 – Vegetation in non-rural areas

Chapter 2 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 (“the Vegetation SEPP”) applies to vegetation in non-rural areas, which includes the R2 Zone and applies to the removal of vegetation that is declared by a Development Control Plan (DCP) to be vegetation to which the Vegetation SEPP applies.

The land accommodates several tree plantings, which form informal paddock boundaries across Lot 4 in DP 2409398 and landscaped gardens including trees in proximity to the rural dwelling and outbuildings on both Lot 4 in DP 2409398 and Lot 30 in DP 1062153. This vegetation is not remnant native vegetation as per the SEPP (Biodiversity and Conservation) 2021 and the removal of vegetation under this proposal is not relevant under the provisions of the Biodiversity and Conservation Act 2016.

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

4.3.1. 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 – 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> (iii) <i>within 5m of an exposed overhead electricity power line,</i> (c) <i>installation of a swimming pool any part of which is—</i> <ul style="list-style-type: none"> (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> (ii) <i>within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool,</i> (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>Comment:</p> <p>Referral under Clause 2.48 <u>is required</u> to the relevant electricity supply authority due to the proximity to existing infrastructure located on Polack Street and Rosler Street.</p>
Clause 2.118 – Development with frontage to a classified road	<p>The objectives of this clause are—</p> <ul style="list-style-type: none"> (a) <i>to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and</i> (b) <i>to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.</i>

Matter for consideration	Response
	<p>Comment:</p> <p>The subject proposal will occur on land presently fronting a regional classified road (Urana Rd), as such referral to TfNSW <u>is required under this clause</u>.</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><i>(a) new premises of the relevant size or capacity, or</i></p> <p><i>(b) 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 50 or more allotments for a site that connects to a classified road). <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>

4.4. 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.

Table 5 – Relevant LEP Triggers

Item	Provision	Comment
2.2 Zoning of land to which Plan applies. 2.3 Zone objectives and Land Use Table	<p>The subject land is zoned R2 Low Density Residential (“R2 zone”) under the LEP.</p> <p>The objectives of the R2 zone are as follows:</p> <ul style="list-style-type: none"> • <i>To provide for the housing needs of the community within a low density residential environment.</i> • <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i> 	As the proposed subdivision is for residential purposes, it is considered to be consistent with the objectives of the zone.
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 <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> .	The proposed works are not classified as exempt or complying and therefore consent for subdivision is sought by this application.
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 2000m ² minimum lot size applies to the land, as per Lot Size Map - Sheet LSZ_002C.	The development proposes Torrens Title lots of various sizes greater than 2,000m ² . As such, the proposal exceeds the minimum lot size.
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.	<p>The development site has some minor undulations that will require earthworks comprising of both cutting and filling of the land, and earthworks to facilitate construction and performance of new infrastructure.</p> <p>The proposed earthworks will occur over a large surface area and will not significantly alter the existing conditions or preestablished ground level. The</p>

		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.
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.	<p>As a result of the subdivision, the existing services on Polack Street and Rosler Street will be extended to service the proposed new lots and will be contained within the proposed road reserves.</p> <p>Drainage infrastructure will be provided by way of new constructed drainage through the subdivision and will outfall to temporary basins on the subject land, until such time as an ultimate basin is delivered to the north east corner of the subject land in later stages.</p> <p>Water and sewer services will be extended to proposed lots from adjacent stages of development, as per attached plans.</p>

4.5. 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 7 – Vegetation Removal
- Chapter 10 – Notification Policy

These matters are addressed in the following sections below.

4.5.1. 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 5** below).

The proposed subdivision is consistent with the land use recommendations contained within the township structure plan for Jindera, which identifies the land for ‘residential infill re-subdivision opportunity’. 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.

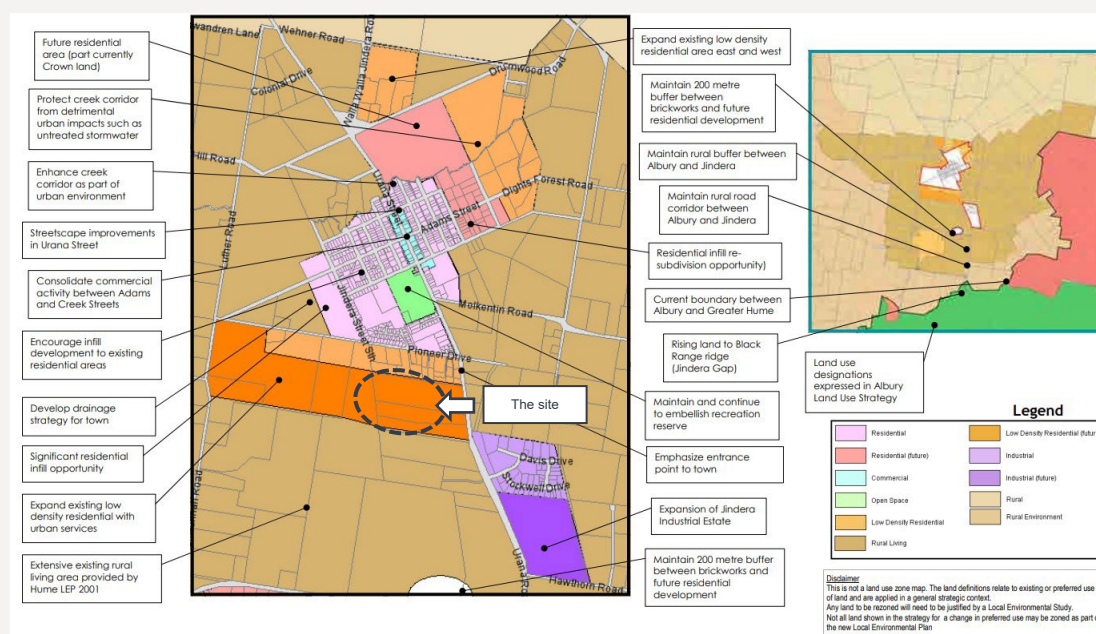


Figure 6 – Extract of the township structure plan for Jindera indicating the subject land

4.5.2. 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 E**. In summary, the proposed development complies with the development controls and objectives of part 6 of the DCP.

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 development is proposed in a transitional area between residential and rural land, and within an area that has been master planned and identified for urban growth. The subject site is largely undeveloped and contains minimal landform features or constraints to urban development.

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 2,000m², 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 Hueske Road.

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

New internal roads are proposed to be constructed for the subdivision and will extend from the adjacent stages of development. Polack and Rosler Streets will be extended east and Salzke Street extended north, resulting in a fully integrated and continuous local road network.

The subject proposal does not provide for any direct connection to Urana Road on the eastern perimeter boundary of the land, but the network anticipates future connections to adjoining stages of development which will progress to the east.

The road network through the property has been planned in accordance with the Masterplan and in anticipation of future development of the land to the north and west.

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. This arrangement will ensure an efficient distribution of traffic to the surrounding roads to minimise impacts upon a single location.

5.3. Infrastructure

Existing urban infrastructure, including reticulated water, sewer, and electricity is available in the surrounding area and is capable of being 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 provided on-site partly utilising the existing drainage basin at Urana Road Drive in the southeastern area of the land and partly supplied by one of two temporary drainage basins to service the lots.

As noted on the enclosed plans, an ultimate downstream basin is planned in the north east extent of the property, adjacent to Urana Road, which is pending DCP finalisation and approval. Until such time that this downstream basin is complete, overland flows will be conveyed by stormwater infrastructure to be established as part of the proposed street network in Stage 3.1 and Stage 3.2, to temporary basins adjacent to Stage 3.2.

The servicing arrangement and detention layout is included on the enclosed plans. The proposal detention basin will retard flows from the development to discharge to Council's existing infrastructure along Urana Road without detriment to the condition or function of the existing infrastructure.

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 precinct.

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 January 2025 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 gentle undulation and fall across the site creates the potential for minor erosion and sediment losses or movement during weather events. It is therefore appropriate that provision of soil and water management controls, including sediment fences, drainage lines and stabilised access areas should be implemented as necessary to prevent any sediment loss during construction.

During civil construction works for the subdivision, appropriate soil and water management techniques will be implemented to avoid erosion and sediment movement. Appropriate stabilisation will also be carried out on disturbed areas following the completion of the works to reduce the likelihood of erosion occurring and will be implemented in accordance with an Erosion and Sediment Control Plan to be prepared with a detailed design package.

5.7. Biodiversity

The development will remove areas of planted vegetation across the site. The vegetation to be removed is assessed as being of generally limited biodiversity value, in that the trees do not contain hollows, and the shrubs to be removed are native and planted. The site is highly disturbed and has historically been used for farming and forestry practices.

Overall, the proposed vegetation removal, is not considered to have an adverse impact on the biodiversity values of the area. Removal of vegetation from the internal area of the subject land and outer perimeter comprises of only planted trees which are isolated along the dividing fence lines. Removal of this vegetation will not have an adverse impact on biodiversity.

5.8. Flooding

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’ and subject to ‘low hazard’ flood inundation on the south east corner of the subject land, but not within the area proposed to be developed for Stage 3.1 or 3.2.

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.'. See **Figure 7** below.

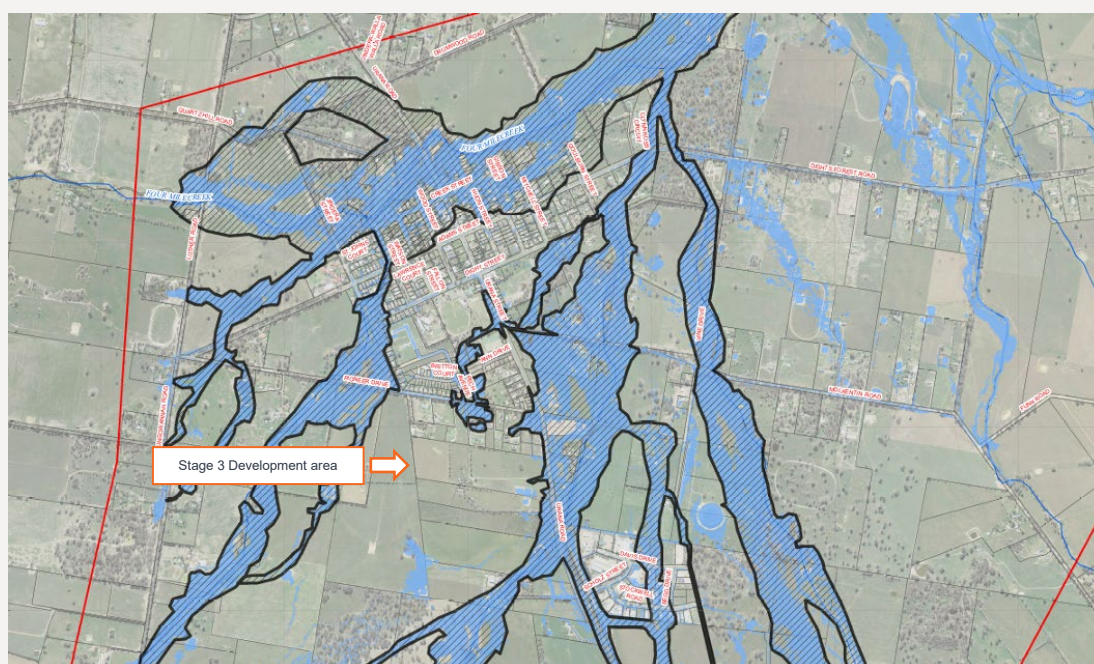


Figure 7 – Flood planning area map

The proposed residential lots to be created as part of the subdivision are not subject to the mapped area of the flood study and thereby are not a reasonable risk of flooding by the Flood Study. There is no flood risk to human life or property from development as proposed.

5.9. Social & Economic Impacts

The development will have a positive social impact in the area, where it will increase the variety and choice of housing within the local residential market that is consistent with the existing and desired future character of Jindera.

The subject land's location is well suited for the type and scale of development where the Lots will have available access to key infrastructure and services that meet the day to day needs of residents. The development will add to the housing supply for regional NSW, at a time when a lack of regional housing supply is in the national conversation.

5.10. Suitability of the Site for Development

The subject land is a large land holding within close proximity to Jindera township and will be serviced by sealed roads and services. The site will make available for development 27 lots of large-block rural fringe lifestyle suitable for residential development.

5.11. 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

The DA seeks consent for a forty-nine (49) Lot Subdivision of land at Lot 4 in DP 240938 and part of Lot 30 in DP 1062153, and Lot 224 DP 1280394, being Stage 3.1 and 3.2 of Heritage Park Estate. The site is addressed as 1085 Urana Road, Jindera; 1065 Urana Road, Jindera; and Wagner Drive, Jindera respectively.

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: Plans

Appendix C: Report

Appendix D: Planning Compliance Tables

Table 6 – 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.	Complies	The subdivision is to be constructed in two stages as per the staging plans provided..
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.	Complies	The proposed staging is consistent with a logical release and development of land, allowing efficient use of infrastructure and release of land.
6.2 Movement Network		
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
All development for subdivision must comply with the Council's standards for road design.	Complies	The internal road is generally in accordance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.

Standard	Compliance	Comment
For lots fronting a main road, access shall be from a secondary road where the opportunity exists.	Complies	The proposed lots do not front a main road.
All lots are to be provided with access to a public road. Easements for access will only be considered in extraordinary circumstances.	Complies	All proposed 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 is by extension of Polack Road and Rosler Street will be provided by the developer.
6.3 Lot Design		
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
Multi-lot subdivisions should provide for a range of lot sizes.	Complies	The proposal incorporates a range of lot sizes within the LEP controls for the site.
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 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	All lots are rectangular in shape and have a minimum lot size of 2,000m ² and can therefore accommodate a future dwelling and associated outbuildings and structures
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	Each lot will have appropriate solar access due to their orientation and size. The majority of the proposed lots are designed so future dwellings can be oriented appropriately.
6.4 Infrastructure		

Standard	Compliance	Comment
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
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.
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 the adjacent stages of development.
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.
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 proposed development area is not subject to the mapped area of the flood study and thereby are not a reasonable risk of flooding. There is no flood risk to human life or property from development as proposed.

Standard	Compliance	Comment
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.

