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## DEVELOPMENT APPLICATION: 2 LOT SUBDIVISION

1600 URANA ROAD, JINDERA

LOT 530 IN DP1274003

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# APPLICATION FOR DEVELOPMENT: 2 LOT SUBDIVISION

1600 URANA ROAD, JINDERA

LOT 530 IN DP1274003

## PROPOSAL SUMMARY

Proposal: 2 Lot (Rural) Subdivision

Title Details: 530/DP1274003

Current Title Address: 1600 Urana Road, Jindera

Min Lot Size: 100ha

Land Zoning: RU1 – Primary Production

## INTRODUCTION

The information provided in this submission supports an application for Development Consent for a 2 Lot (Rural) Subdivision. The subject parcel is described as Lot 530 in Deposited Plan 1274003, and is known as 1600 Urana Road, Jindera.

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

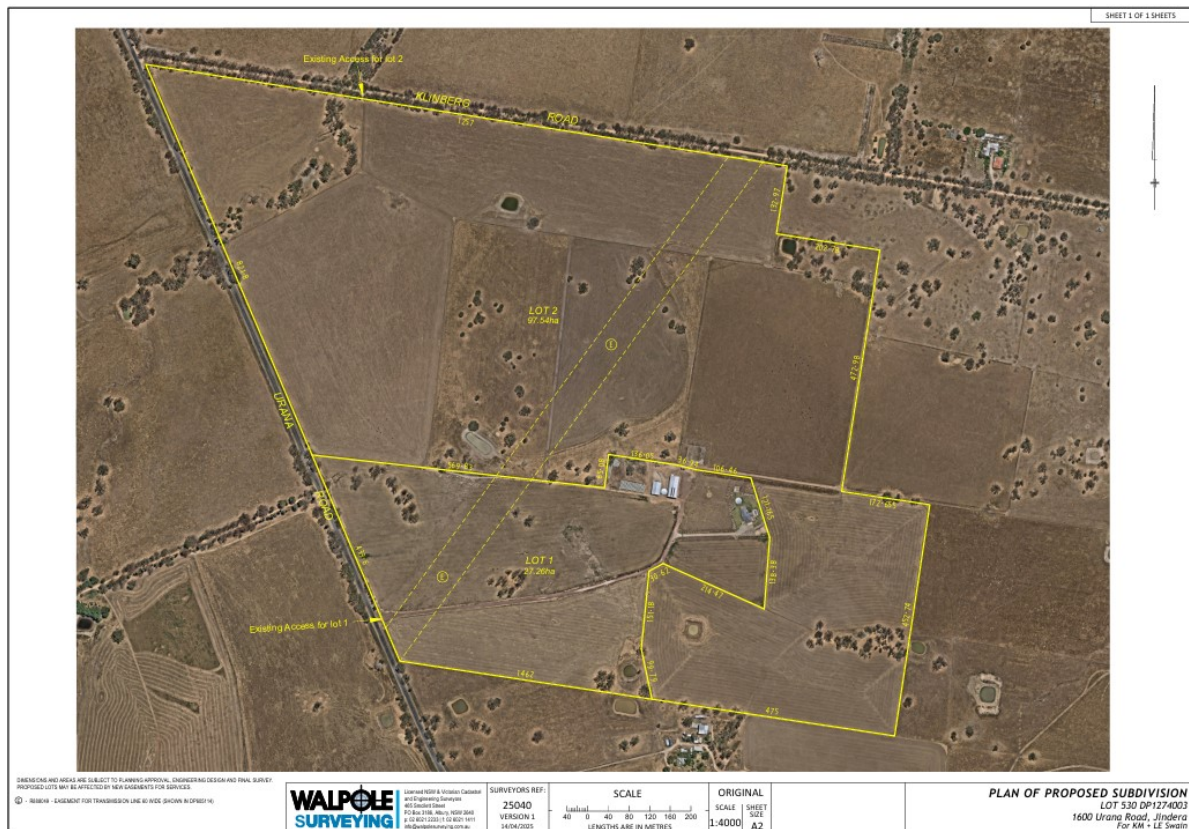
The subject parcel is described as Lot 530 in Deposited Plan 1274003, and is known as 1600 Urana Road, Jindera.

The subject land is approximately 125ha. It is situated in the Rural Land Zone for Primary Production (RU1) under the Greater Hume LEP. The land comprises of an existing dwelling, sheds, and water tanks.



## DESCRIPTION OF THE PROPOSAL

The proposal is to subdivide Lot 530 in Deposited Plan 1274003, to create an additional lot that will be used solely for primary production purposes. The existing lot is to be subdivided into two lots with proposed lot 1 (approx. 27ha) to comprise the existing dwelling, sheds and water tanks and proposed lot 2 (approx. 98ha). It is not the intention of the subdivision to create any dwelling entitlements. See supporting proposed subdivision plan outlining the two new lots and their area size. There is also no clearing of native vegetation required therefore we do not believe a Biodiversity Development Assessment Report is required.



## 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:

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

### LEP

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

- 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 lots 1 & 2 are less than the current minimum lot size being approximately 27ha and 98ha and therefore it is requested that the application is considered under clause 4.2 of the LEP.

We contend the area of proposed lots being less than the minimum prescribed will not be detrimental to the proposed outcome as Lot 2 will not comprise a dwelling or future dwellings and will continue to be used for primary production. 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.

### 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**

No noise will be created to complete the subdivision.

### **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 proposal does not include the removal of any significant trees on site and the application does not propose any dwellings or clearing of any vegetation.

### **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**

Not applicable.

### **Public Domain**

The resulting subdivision has no detrimental impact on the access to or use of existing public land.

### **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 or bushfire prone area.

## CONCLUSION

We contend the area of proposed lots being less than the minimum prescribed will not be detrimental to the proposed outcome as Lot 2 will not comprise a dwelling or future dwellings and will continue to be used for primary production. Greater Hume Shire can be satisfied that the subdivision will not adversely affect the surrounding land for agriculture or increase rural land use conflict and consequently development consent is requested.