



Two (2) Lot Subdivision
1017 Urana Road, Jindera

MARCH 2025

Submitted to Greater Hume Shire
On behalf of Nordcon Land Pty Ltd

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1. Introduction

This Statement of Environmental Effects (SEE) has been prepared by Habitat Planning on behalf of Nordcon Land Pty Ltd and is submitted to Greater Hume Council in support of a Development Application (DA) for a Two Lot subdivision of land described as Lot 102 in DP 778051 and addressed as 1017 Urana Road, Jindera.

The proposed subdivision seeks to separate the western portion of the land from the existing dwelling to reconfigure land for a vacant rural lot separate from the existing dwelling.

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
- Plan of Proposed Subdivision – Concept 1, prepared by Walpole Surveying

2. Site Analysis

2.1. Site Location and Context

The site is located at the southern fringe of the Jindera township, approximately 2 kilometres south of the Jindera town centre and approximately 11 kilometres north of the Lavington CBD.

The land currently comprises a smaller rural holding containing a single dwelling and associated sheds and other rural infrastructure. It is surrounded by properties with single dwelling houses on land of similar scale to the north and to the south.

The land, including land immediately abutting the subject site to the north is zoned RU4 Primary Production Small Lots under the Greater Hume Local Environmental Plan 2012 (GHLEP).

The subject land is shown in a local context at Figure 1 below.

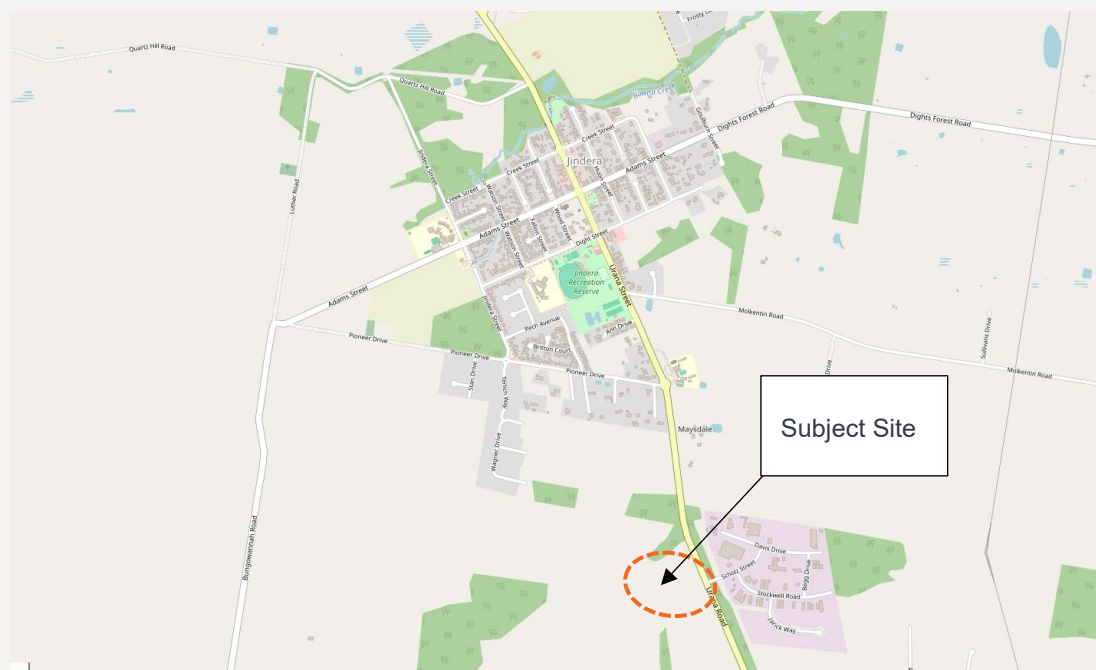


Figure 1 – Site Context

2.2. Site Description

A summary of the subject site is provided the following table.

Table 1 – Site Description

Legal Description (Lot and DP) & Address	Lot 102 in DP 778051 (1017 Urana Road, JIndera NSW 2642)
Covenants or Restrictions	<p>DP 1068269</p> <ul style="list-style-type: none"> Right of carriageway 12-metre(s) wide affecting the part(s) shown so burdened in DP1068269 DP1068269 Positive Covenant as described: <i>The registered proprietor for the time being of the lot burdened shall not use or caused to be used the lot burdened or any building erected thereon in connection with the breeding or boarding of dogs, the carrying on of a piggery, a wrecker's yard, a trucking yard or any noisome noxious or offensive occupation trade or business.</i>
Site Description	<p>The subject site comprises a single allotment of a primarily rectangular configuration of largely vacant rural land and an established rural dwelling residence.</p> <p>The allotment is a battleaxe lot, with a 12-metre wide access handle spanning 350-metres protected under a right of carriageway, as discussed above.</p> <p>The land has historically been jointly used for agricultural and residential purposes.</p> <p>The eastern portion of the land is developed with the dwelling residence, several large ancillary outbuildings, extensive landscaping in proximity to the house, with medium density vegetation extending a tree line adjacent to the driveway. It has a farm dam adjacent to the southern property boundary.</p> <p>The western portion of the land is largely devoid of vegetation, but for a tree line at the perimeter boundary to the dwelling residence, and a similar line of planted trees at its western boundary. There is no evidence or record of any previous structures or habitable accommodation in the western portion of the land, though it does have a farm dam in the northwestern corner and accommodates primary production activities.</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 dwelling residence is accessed as the driveway crossover veers to the north upon exiting the access handle and entering the principal developed section of the lot. The area of the established dwelling has retaining wall features and extensive landscaping which creates a formal enclosed private area whilst connecting to the numerous ancillary structures on the site.</p>

	The land does not present with scattered paddock trees as often identified in this type of rural setting. The central area of the site is predominantly cleared vacant grass land.
Existing Access	Primary access is obtained from Urana Road via an existing gravel crossover to the dwelling and farm buildings.
Surrounding context	<p><u>North</u> – Land directly adjacent to the north, with frontage to Urana Road at its east, contains a single dwelling residence on a largely unimproved piece of rural land. Land further north comprises several earlier stages of the Heritage Park South Jindera master plan area.</p> <p><u>South</u> – Land to the south comprises a variety of rural land uses, including rural industry, agricultural grazing and the PGH Brick quarry on land zoned RU4 Primary Production Small Lot.</p> <p><u>East</u> – Land to the east of Urana Road is zoned E4 General Industrial generally reflecting the current land uses. The intersection with Scholz Street immediately opposite the subject site entry serves the gateway to the Jindera Industrial Estate. The Estate accommodates a mix of manufacturing, agri-businesses and trade services, and includes the Jindera Council depot. The industrial area continues to undergo development.</p> <p><u>West</u> – The land immediately to the west, also currently utilised for small scale agricultural land uses or rural lifestyle residential lots, is zoned a mix of R2 Low Density and RU4 Primary Production Small Lot zone reflecting the existing land uses.</p>
Natural Hazards	None apply.

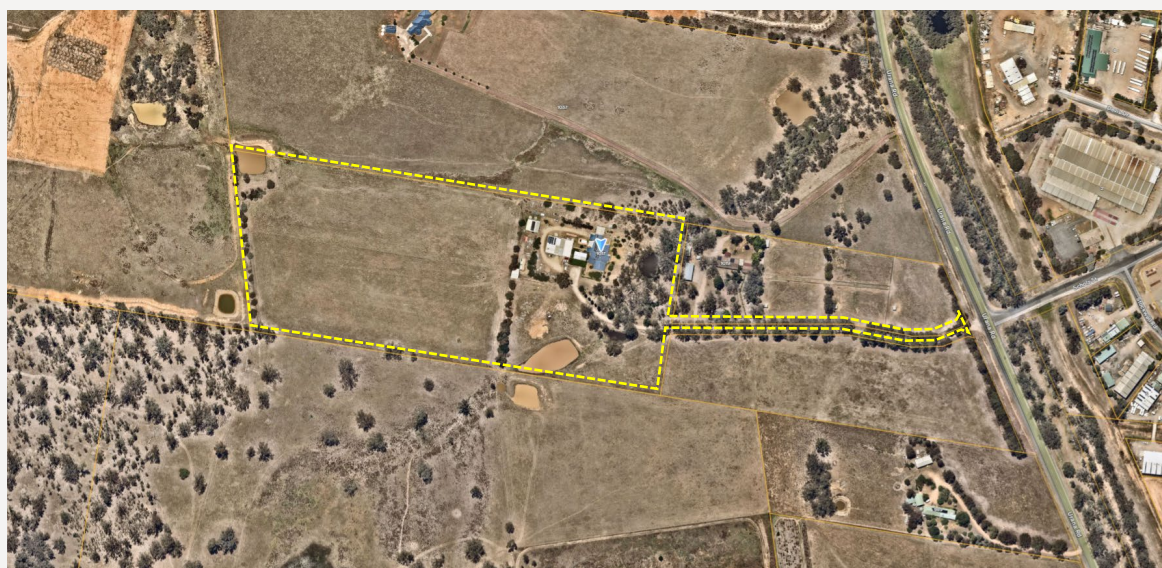


Figure 2 – Aerial view of the subject land (Nearmap 2025)

3. Description of Proposal

3.1. Overview

The proposal seeks approval for a two lot subdivision of land, to create a smaller lot containing the existing dwelling, farm buildings, dam and access, and a second larger lot containing vacant rural land with no improvements.

The subdivision is summarised below and represented by the subdivision plan, which is reproduced below, **Figure 3 & Figure 4**.



Figure 3 – Proposed subdivision layout plan (Walpole Surveying 2025)



Figure 4 – Proposed subdivision layout plan with aerial context (Walpole Surveying 2025)

3.2. Subdivision

The intention of the proposed subdivision is to separate the rear portion of the land for primary production, with no immediate or short-term works anticipated or proposed.

This subdivision will include a Torrens Title subdivision of the existing 9.931 hectare parcel land into two (2) separately titled lots. Proposed Lot 1022 will contain the eastern portion of the property, including the existing dwelling and associated rural infrastructure. Proposed Lot 1021 will contain the generally vacant rear portion of land at the western portion of the site. The table below provides a summary of the proposed lots;

Table 2 – Proposed lot summary

<i>Parent lot details</i>	Proposed lot details	Proposed lot size
Lot 102 in DP778051 (1017 Urana Road, Jindera)	Lot 1022	4.013 ha
	Lot 1021	5.918 ha
	Total	9.931 ha

3.3. Roads and Access

Proposed Lot 1022 will retain access from Urana Road and the internal driveway to the existing dwelling. There will be no change to the physical condition of the driveway under this proposal.

Proposed Lot 1021 will obtain access via a right-of-access easement 5-metre wide providing a 450-metre vehicle path to Pfeiffer Street to the northwest of the allotment.

3.4. Drainage

The land benefits from an existing natural overland drainage arrangement whereby stormwater is directed to rural dams in the northwest corner and southeastern area of the land. These dams will be retained by the proposal.

An easement is proposed over the existing dam on proposed Lot 1022 to enable use of the dam by proposed Lot 1021 and for stormwater to be directed to this location.

3.5. Services

The proposed subdivision is sought for rural adjustment purposes and is not intended to deliver any particular development of the land at the current time. There are existing services provided to the dwelling on the eastern portion of the land, however at this time no services are required to the western proposed lot.

The applicant is willing to accept a restriction on title to prevent the construction of a dwelling or associated structure, unless otherwise agreed via a separate process of Council. Therefore, no services will be required to be provided to the proposed lot.

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 relevant, and the subject land is partially identified on the Greater Hume Terrestrial Biodiversity Map as “*Biodiversity*”. The mapped area includes the established vegetation contained within the proposed dwelling lot, forming a contiguous corridor along the water way stretching northeast of the site.

Notwithstanding the above, the subject proposal does not include the removal of any native 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 and residential activities in the local 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 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.

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 3 – Matters for Consideration

Matter for consideration	Response
<p>Clause 2.48 – Determination of development applications – other development</p>	<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>(2) <i>Before determining a development application (or an application for modification of a consent) for development to which this section applies, the consent authority must—</i></p> <ul style="list-style-type: none"> (a) <i>give written notice to the electricity supply authority for the area in which the development is to be carried out, inviting comments about potential safety risks, and</i> (b) <i>take into consideration any response to the notice that is received within 21 days after the notice is given.</i> <p>(3) <i>Subsection (2) does not apply to development specified in subsection (1)(b) if the development involves only one or more of the following—</i></p> <ul style="list-style-type: none"> (a) <i>internal alterations to a building,</i> (b) <i>a change of use of an existing building,</i> (c) <i>a change to the hours of operation specified in the development consent,</i> (d) a subdivision that does not involve construction work.

Matter for consideration	Response
	<p>Comment:</p> <p>Referral under Clause 2.48 is <u>not required</u> to the relevant electricity supply authority due to the proposal being for a subdivision that does not involve construction work.</p>
<p>Clause 2.118 – Development with frontage to a classified road</p>	<p>The objectives of this clause are—</p> <p><i>(1) Consent for development for any of the following purposes on land reserved for the purposes of a classified road (but before the land is declared to be a classified road) may be granted only with the concurrence of TfNSW—</i></p> <p><i>(a) subdivision that results in the creation of an additional lot with dwelling entitlements,</i></p> <p><i>(b) development with an estimated development cost greater than \$185,000,</i></p> <p><i>(c) development for the purpose of dwellings that are, or any other building that is, to be held under strata title.</i></p> <p>Comment:</p> <p>The subject proposal relates to land presently fronting a regional classified road (Urana Rd), however the additional lot that is created under this proposal will retain its existing rural nature, and no dwelling entitlement.</p> <p>As such, referral to TfNSW is <u>not required</u> under this clause.</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"> • ‘Subdivision of land’ (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>

4.3. 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.

Table 4 – 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 RU4 Primary Production Small Lots (“RU4 zone”) under the LEP.</p> <p>The objectives of the RU4 zone are as follows:</p> <ul style="list-style-type: none"> • <i>To enable sustainable primary industry and other compatible land uses.</i> • <i>To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.</i> • <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i> 	<p>The proposed subdivision is ultimately for rural farm adjustment purposes that will benefit primary production of the land.</p> <p>Therefore, the subject proposal supports the objectives of the zone.</p>
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, an 8-hectare minimum lot size applies to the land, as per Lot Size Map - Sheet LSZ_002C – “AA 80,000”.	<p>The development proposes two (2) Torrens Title lots of 4.023 hectares and 5.908 hectares respectively.</p> <p>The proposed lots are less than the minimum lot size, however the proposal seeks to rely upon the provisions of Clause 4.2 - Rural subdivision, as below.</p> <p><i>Refer: Clause 4.6 - Exception to development standard requested</i></p>
4.2 Rural subdivision	Clause 4.2 of the LEP relates to creating primary production land	The intention of the proposal is to create an additional rural allotment.

	<p>within the zone RU4 Primary Production Small Lots.</p> <p>Under Section 4.2(3), <i>land in a zone to which this clause applies may, with development consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land</i></p> <p>Under Section 4.2(4), <i>however, such a lot cannot be created if an existing dwelling would, as the result of the subdivision, be situated on the lot.</i></p>	<p>Clause 4.2 of the GHLEP allows for the subdivision of land less than the minimum lot size where it is solely for the purposes of primary production. The proposed subdivision complies with this requirement as the subdivision is proposed only for primary production purposes.</p> <p>Whilst it is acknowledged that an existing dwelling does exist on the subject land (being the 'parent parcel'), it is not proposed to be situated on the proposed agricultural lot. It is reiterated that the purpose of the subdivision is to create one additional lot for the purposes of primary production (being the 'primary lot') whilst retaining the existing dwelling on a portion of the subject land (being the 'secondary lot').</p> <p>The proposal complies with Clause 4.2.</p>
6.7 Essential services	<p>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>	<p>The proposal seeks to create a lot for rural purposes only. No new development is sought and no services are necessary for the proposed created lot. Existing services exist for the existing dwelling and will be contained entirely within proposed Lot 1022.</p>

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 7 – Vegetation Removal
- 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 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 ‘rural environment’. 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.

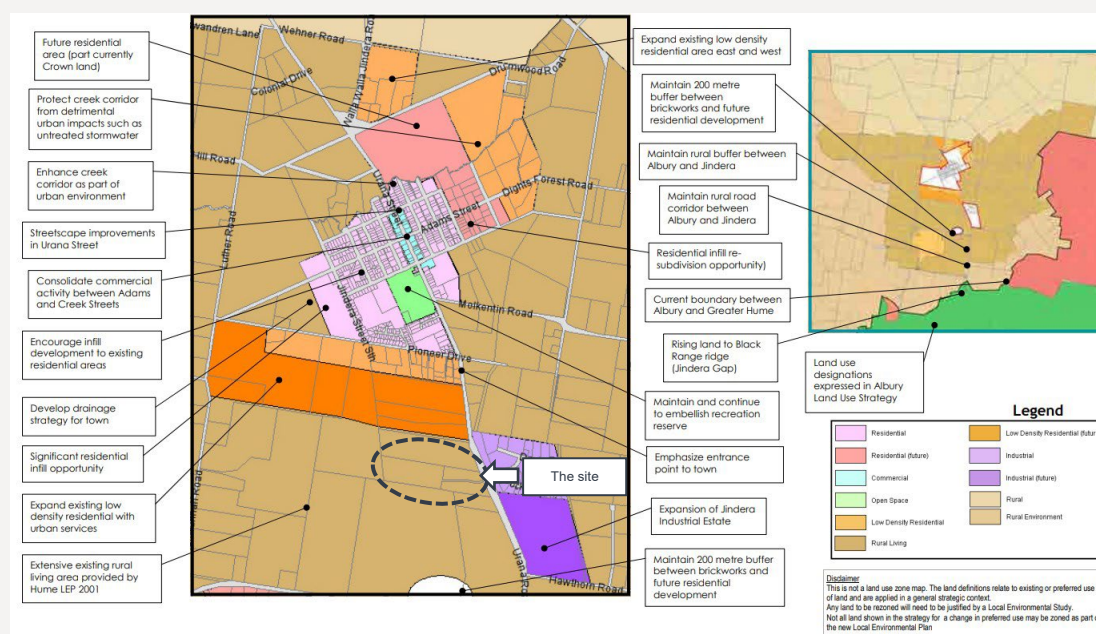


Figure 5 – Extract of the township structure plan for Jindera indicating the subject land

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 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 within an area of land which accommodates smaller rural properties on the fringe of Jindera. The subject site is largely undeveloped and contains minimal landform features or constraints to rural development.

The proposed rural subdivision is generally consistent with the context and setting of the area and seeks to create a new rural lot within a rural area for the purposes of agriculture.

This outcome is considered to represent an orderly planning outcome for the rural activity in the area, and leads to positive economic outcomes, and an overall positive contribution to the surrounding context.

5.2. Access & Traffic

The proposal is for the subdivision of land for the purposes of farm adjustment, specifically creating a vacant rural lot which can be used separately from the existing dwelling. There is not expected to be any increased intensity of traffic or access to the subject land or either proposed lot.

The proposal does not provide for, nor does it require, any new vehicle connection to Urana Road on the eastern perimeter boundary of the land.

A proposed 450-metre long right of access traverses the land to the northwest of the site for provision of a vehicle connection from Pfeiffer Street, affording a legal point of access to Lot 1021.

The proposed subdivision will not create any issues with regards to traffic, access or parking. The proposed subdivision will not have an adverse impact on roads and traffic or the continued function of the surrounding network.

5.3. Infrastructure

The proposed subdivision is for rural adjustment purposes and is not intended to deliver any particular development of the land at the current time that would require service connections. There are existing services provided to the dwelling on the eastern portion of the land which will be retained and continue

to service the created Lot 1022. However, at this time no services are required to the western proposed lot 1021.

The applicant is willing to accept a restriction on title to prevent the construction of a dwelling or associated structure, unless otherwise agreed via a separate process of Council. Therefore, no services will be required to be provided to the proposed lot.

Overland flow drainage will continue to be directed according to natural drainage lines on the site, being to the adjacent dam which will be contained in proposed Lot 1022. It is intended to create an easement over this dam to reflect rights of use for Lot 1021.

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 March 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, the items will be left in place and appropriate protocols for dealing with such instances will be observed.

5.6. Biodiversity

The development will not remove areas of planted vegetation across the site. The existing vegetation to be retained is thought to be of some biodiversity value and shall be retained by the proposal. The site is highly disturbed and has historically been used for farming and forestry practices.

5.7. 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 eastern portion of the subject land, away from the proposed new rural allotment.

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.

The proposed development seeks to create a new vacant rural lot and retain the existing dwelling and associated buildings on their own lot. There will be no physical changes to the site conditions that would exacerbate flooding or new works or occupation of the land for habitable purposes which would increase the risk to human life.

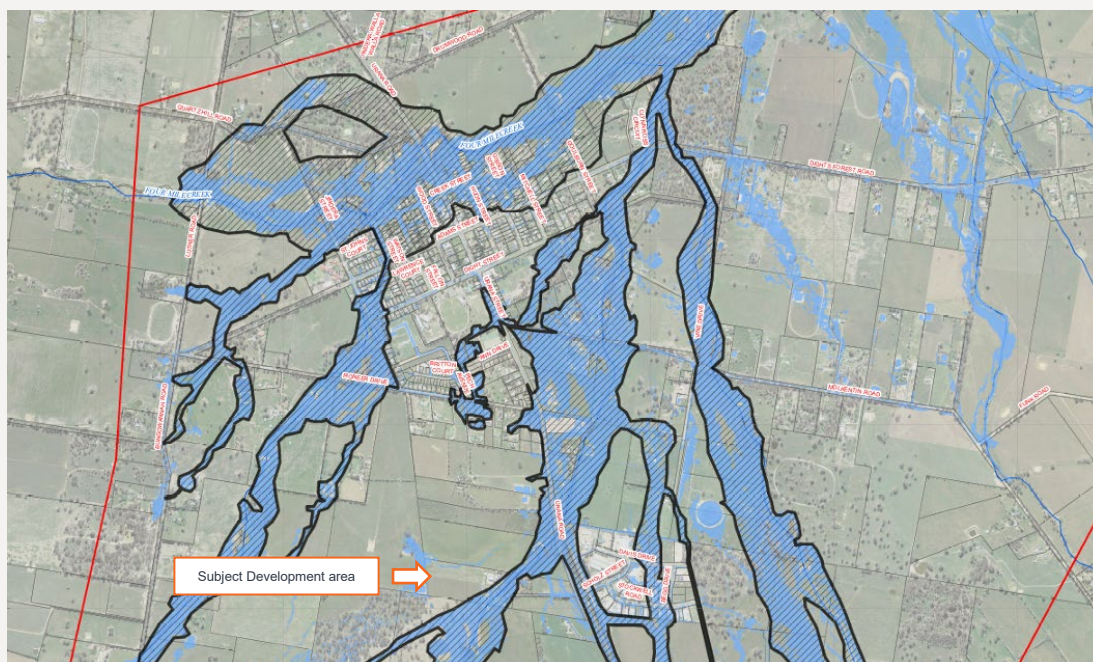


Figure 6 – Flood planning area map

5.8. Social & Economic Impacts

The development will have a positive social impact in the area, where it will increase the availability of rural land in Jindera.

5.9. Suitability of the Site for Development

The subject land is a small rural holding with a large vacant rear portion that is able to be excised from the dwelling for future ongoing use. The land has minimal constraints and can continue to be used for small scale rural purposes in a revised configuration.

5.10. 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 two (2) lot Subdivision of land described as Lot 102 in DP 778051 and addressed as 1017 Urana Road, Jindera.

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 ensure the proposed allotments are afforded legal vehicle access;
- it will provide for a development which is responsive to its context and setting, being primarily an established rural setting;
- it will not create any adverse environmental or social impacts;
- it will enable adjustment of rural land for ongoing function and efficient use of land; 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: Planning Compliance Tables

Table 5 – 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 two (2) lot Torrens title subdivision is to be created 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.	Complies	The proposed staging is consistent with a logical release and development of primary production land, allowing efficient use of infrastructure and release of rural land.
6.2 Movement Network		
Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.	Not applicable	No works are proposed.
All development for subdivision must comply with the Council's standards for road design.	Not applicable	The subject proposal does not involve the creation of any new internal roads.

Standard	Compliance	Comment
For lots fronting a main road, access shall be from a secondary road where the opportunity exists.	Complies	The current access arrangement will be retained.
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. The subdivision creates a new primary production lot, and the proposed balance lot (rear lot) will not be improved by further building works.
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. Further, the subject proposal does not include the extension of any road, nor is it required to. The proposal includes a right of access to proposed Lot 1021, providing legal access from Pfeiffer Street.
6.3 Lot Design		
Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.	Not applicable	No works are proposed.
Multi-lot subdivisions should provide for a range of lot sizes.	N/A	Not applicable. This is a two (2) lot Torrens title subdivision.

Standard	Compliance	Comment
Lots are to be provided with legal and practical public road access.	Complies	The proposed lots are provided with legal access from either a public road frontage or a right of way easement. It is noted that proposed Lot 1021 is a vacant rural lot and is not sought to include any building improvements under this application. Notwithstanding, a right of access 5-metre wide will provide a 450-metre vehicle route to proposed Lot 1021.
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	Both lots are rectangular in shape and generally support a standard rural type subdivision.
Residential		
For battle-axe allotments a minimum width of the access handle is to be 4.5m.	Complies	The existing battle-axe configuration will be retained. The access handle has an existing width of 12-metres and this is not anticipated to change.
Lots are to be able to contain a rectangular building envelope measuring 10 metres by 15 metres, suitable for the erection of a dwelling	Not applicable	The proposal is not for residential purposes.
Lots are to be designed to maximise solar access.	Not applicable	The proposal is not for residential purposes.

Standard	Compliance	Comment
6.4 Infrastructure		
Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.	Not applicable	No works are proposed.
Where a reticulated external potable water supply is provided, all lots shall be connected.	Not applicable	No additional services are required for the proposed development.
Where a reticulated external sewerage system is provided, all lots shall be connected.	Not applicable	No additional services are required for the proposed 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).	Not applicable	The proposed development does not involve any buildings or works.

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	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.	Not applicable	No works are proposed.
Compliance with Soil and Water Management Guidelines for Subdivisions – Albury, Wodonga & Hume Councils.	Not applicable	No works are proposed.

