



Statement of Environmental Effects

Stage 3
Ten Lot Subdivision
and Creation of a Road

ADDRESS

Jacob Wenke Drive
and Kotzur Circuit
WALLA WALLA NSW 2659

DATE

11 July 2025



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Revision Table

Revision	Date	Details	Prepared By
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	30/09/2024	Update submission	JB
	09/07/2025	Final submission	JB
	11/07/2025	Updated with final plans	JB

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1. Introduction

This Statement of Environmental Effects (SEE) has been prepared by Oxley & Company on behalf of the Owner (Council) of Lot 94 on DP1283527, part Lot 73 on DP851613 and part unmade road reserve (Wenke Street), Walla Walla NSW 2659 to accompany a development application (DA) to the Greater Hume Shire Council, pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979* and Clause 50 of the *Environmental Planning and Assessment Regulation 2000*.

This SEE:

- describes the proposed development and its context;
- assesses the proposal against the applicable planning controls and guidelines; and,
- assesses the potential environmental impacts and mitigation measures.

This proposal has been designed to achieve the relevant provision of the Greater Hume Local Environmental Plan (GHLEP) 2013 and Clause 4.15 of the *Environmental Planning and Assessment Act 1979* (as amended).

The proposal is for a subdivision of land to:

- Create 10 new vacant lots and;
- Create a Road (extension to Kotzur Circuit).

This application is accompanied by the following:

- Copy of Certificates of Title 73 DP851613 and 94 DP1283527
- Road Closure Report
- Proposed Subdivision Plan Ref.S10394 v3
- Blackash Bushfire Report

The SEE concludes the proposal is appropriate for the site and has no adverse environmental impacts.

2. The Site and Surrounds

The subject land is within the municipality of Greater Hume Shire Council and is located to the north east fringe of the township of Walla Walla. The land is known as Lot 94 on DP1283527 and Lot 73 on DP851613 and is within the RU5 'Village' Zone with a minimum lot size requirement of 600 square metres. A disused road which is in the process of being closed (east section of Wenke Street) is also proposed to be used to form part of the Stage 3 subdivision of Jacob Wenke Drive. Refer to Appendix 4 for Council Road Closure Report.

There is no flooding or stormwater inundation that apply to the land under the Local Environmental Plan mapping, however, the land is affected by the Vegetation Buffer within Bushfire Prone Land. The subject land is cleared of any trees and is covered by grassland only and is relatively flat. The old railway line is located to the south of the subject land.

The proposal is for an infill development to the south of Jacob Wenke Drive, between Wenke Street and Kotzur Circle and the unmade road to the south west which is the eastern portion of the Wenke Street road reserve.

The Land to the north and west forms the previous stages 1 and 2 of residential development with further residential development to the west and south of Commercial Street.

The general location of the subject land is shown in Figures 1 and 2 below with Lot 94 DP1283527 property boundary shown in yellow and the blue line indicating the part of Lot 73 DP851613 and part of road to be closed to be included in Stage 3.

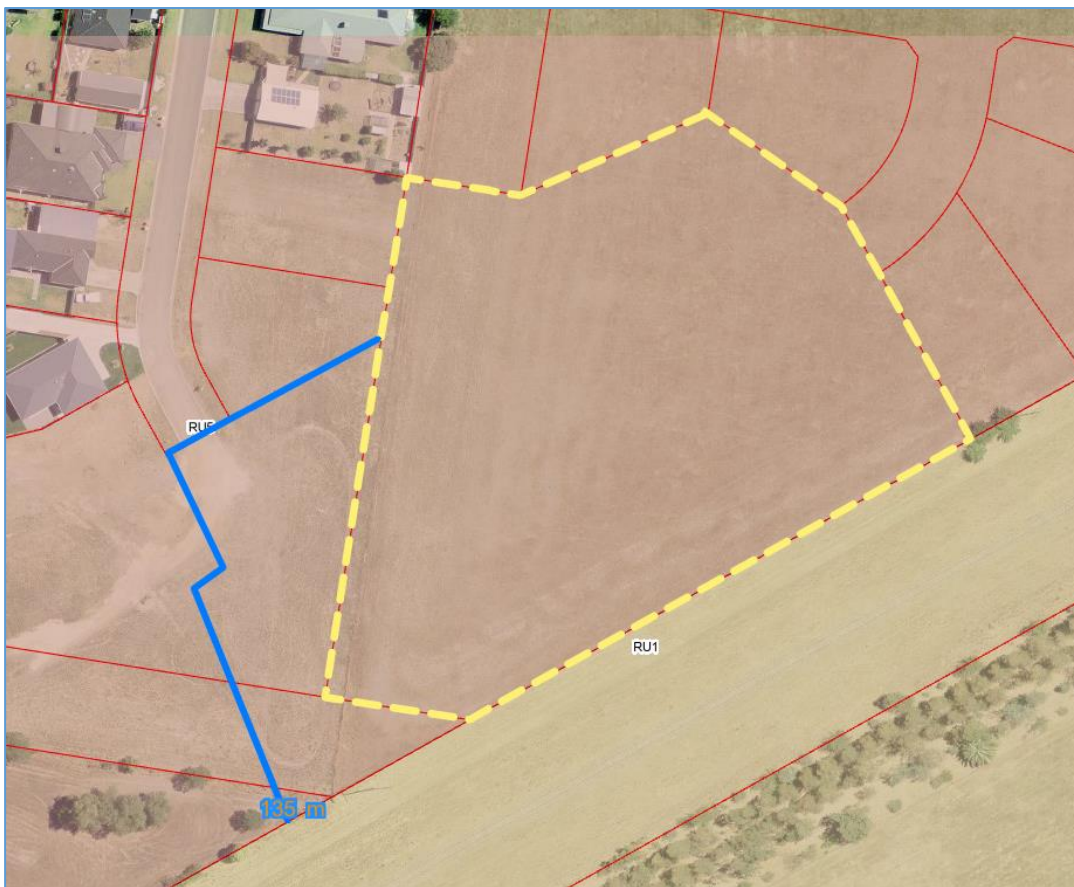


Figure 1 Site context and location (yellow and blue lines) Source: ePlanning Spatial Viewer July 2025 (aerial imagery pre-2022)

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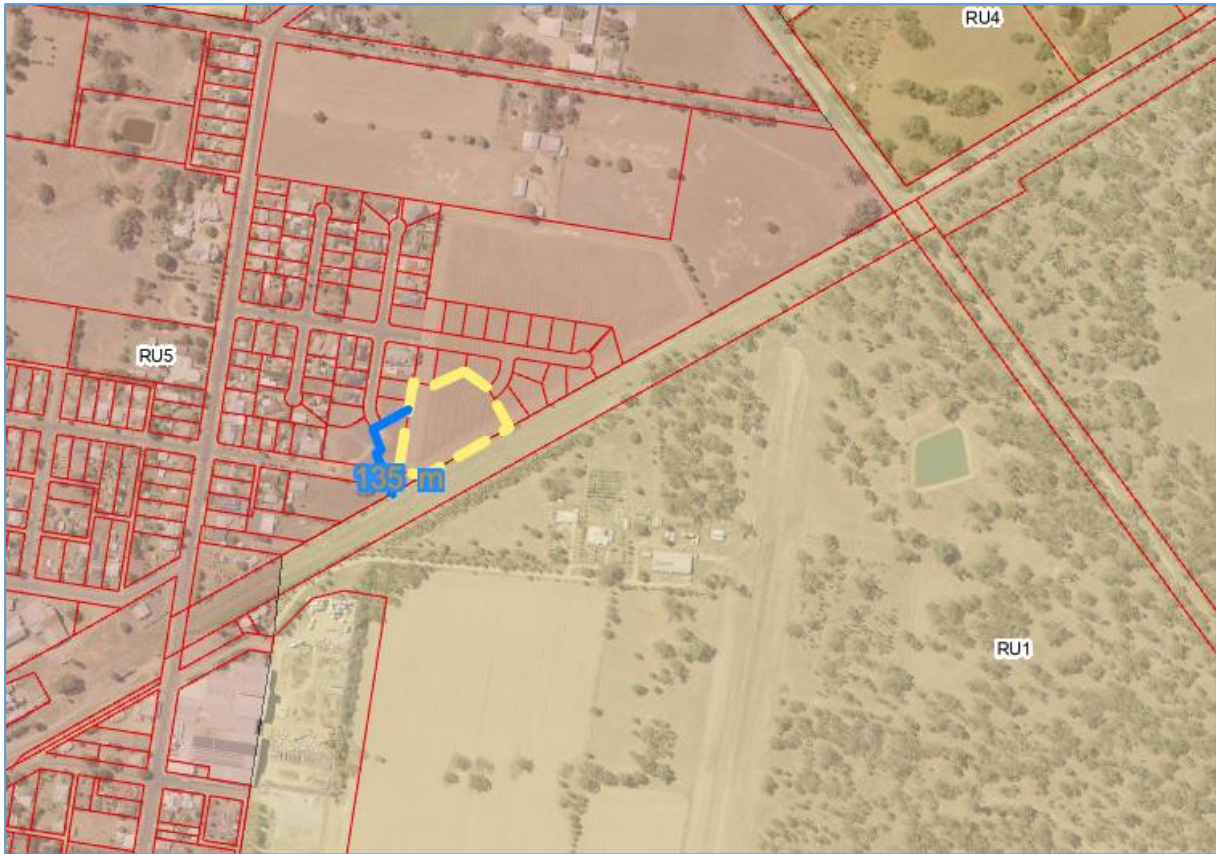


Figure 2 Subject site (yellow and blue lines) and surrounds Source: ePlanning Spatial Viewer July 2025 (aerial imagery pre-2022)

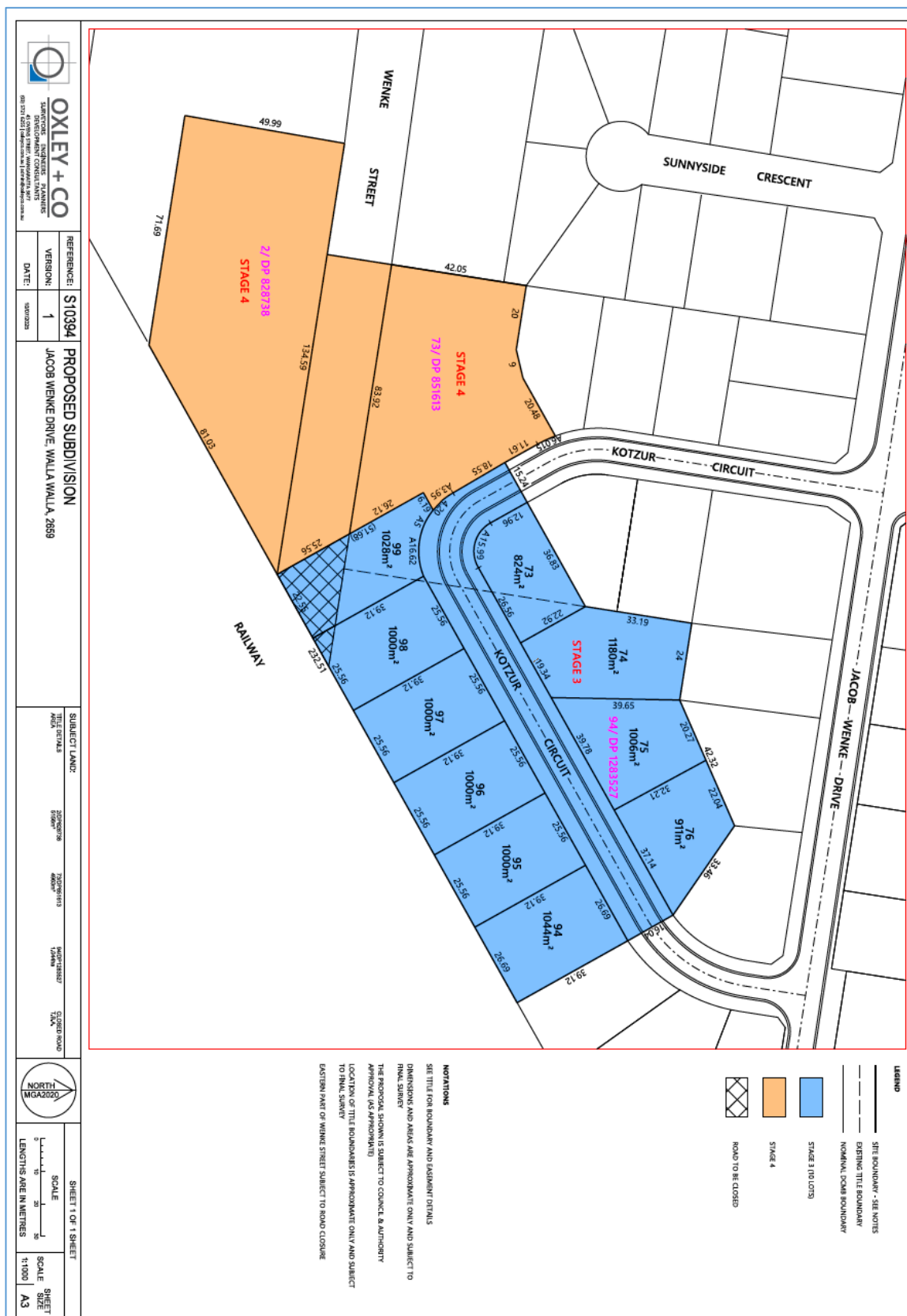
3. Description of the Proposed Subdivision

The proposal is to subdivide existing vacant land for an infill development to create 10 new vacant lots at part of the Stage 3 future residential development. The subdivision layout will gain access via Kotzur Circuit to the north east and west which has been partially developed in previous stages.

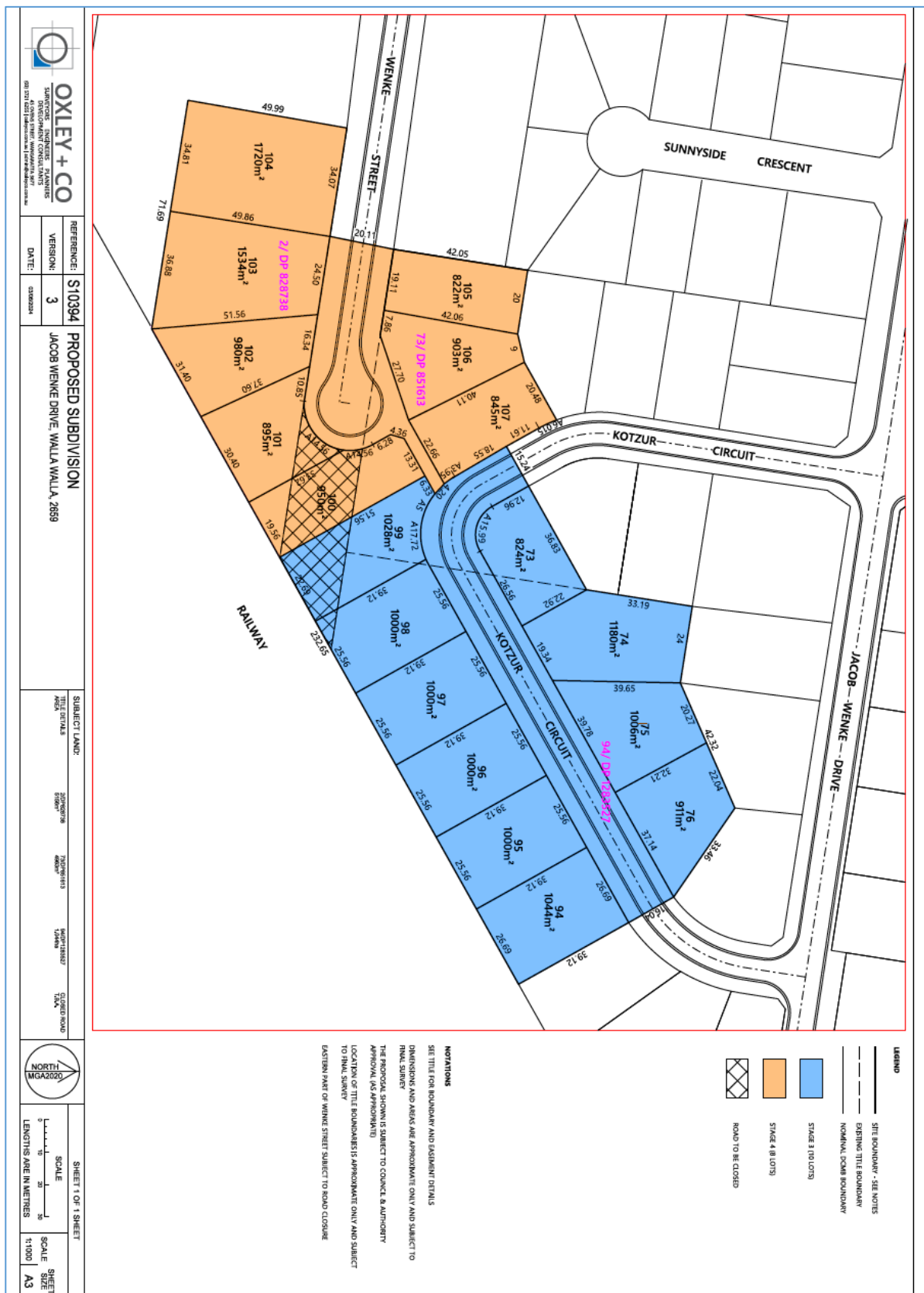
The new allotments are provided with lot areas that meet the minimum lot size of 600sqm as required by Section 4.1(2) of the Greater Hume Local Environmental Plan 2012.

There are existing developments to the north and west which reflect a similar outcome of the proposal which is generally consistent with the surrounding neighbourhood character of the area. The size of the lots provides new housing opportunity for residential development with varying lot sizes and connectivity via the existing road network with the completion of the infill connection between Kotzur Circle.

Figure 3 below shows the Proposed Subdivision Plan Ref.S10394 v1 and Figure 4 Future Staging v3 which are also attached as Appendices 2 and 3.



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4. Statutory Planning Considerations

4.1 Overview

The relevant statutory framework considered in the preparation of this SEE comprises:

- *Environmental Planning and Assessment Act, 1979 (the Act);*
- *Environmental Planning and Assessment Regulation 2000 (the Regulation); and,*
- *Greater Hume Local Environmental Plan 2013.*

Where relevant, these controls are addressed below.

4.2 Environmental Planning and Assessment Act 1979

4.2.1 Section 1.3 of the EP&A Act 1979

The *Environmental Planning and Assessment Act 1979* is the principle planning and development legislation in New South Wales. The Objects of the Act are set out in Section 1.3. It is submitted that the Environmental Impact Assessment at Section 6 of this SEE demonstrates that the proposal is consistent with the Objects of the Act, especially:

- *The orderly and economic use and development of land;*
- *The delivery and maintenance of affordable housing,*
- *Good design and amenity of the built environment, and*
- *The proper construction and maintenance of buildings, including the protection of the health and safety of their occupants.*

4.2.2 Section 4.15 of the EP&A Act 1979

Section 4.15 (1) of the Act, as amended, specifies the matters that a consent authority must consider when determining a development application.

The relevant matters for consideration under Section 4.15 (1) of the Act are addressed in Table 1 below.

Section	Comment
Section 4.15(1)(a)(i): Any environmental planning instrument	Refer to Section 4.
Section 4.15(1)(a)(ii): Any draft environmental planning instrument	N/A to this Application.
Section 4.15(1)(a)(iii): Any development control plan	Refer to Section 5.
Section 4.15(1)(a)(iiia): Any planning agreement	N/A to this Application.
Section 4.15C(1)(a)(iv): Matters prescribed by the regulations	Refer to Section 4.
Section 4.15C(1)(b)-(e)	Refer to Section 6.

Table 1 Section 4.15 (1) Considerations

4.2.3 Section 4.46 Integrated Development

This Section of the Act defines integrated development as matters which require consent from Council and one or more approvals under related legislation. In these circumstances, prior to granting consent Council must obtain from each relevant approval body their General Terms of Approval (GTA) in relation to the development. The proposal is not nominated as Integrated Development.

4.2.4 Environmental Planning and Assessment Regulations 2000

Clause 50 of the Regulation states the requirements of a development application. All required information has been included in this SEE and its accompanying Application form, while the required Documents are included as attachments to this SEE.

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4.3 Greater Hume Local Environmental Plan 2012

The Greater Hume Local Environmental Plan (the GHLEP) is the primary environmental planning instrument which applies to the Land. The zoning of the Land is RU5 'Village' pursuant to the GHLEP 2012 as shown in Figure 4 below.

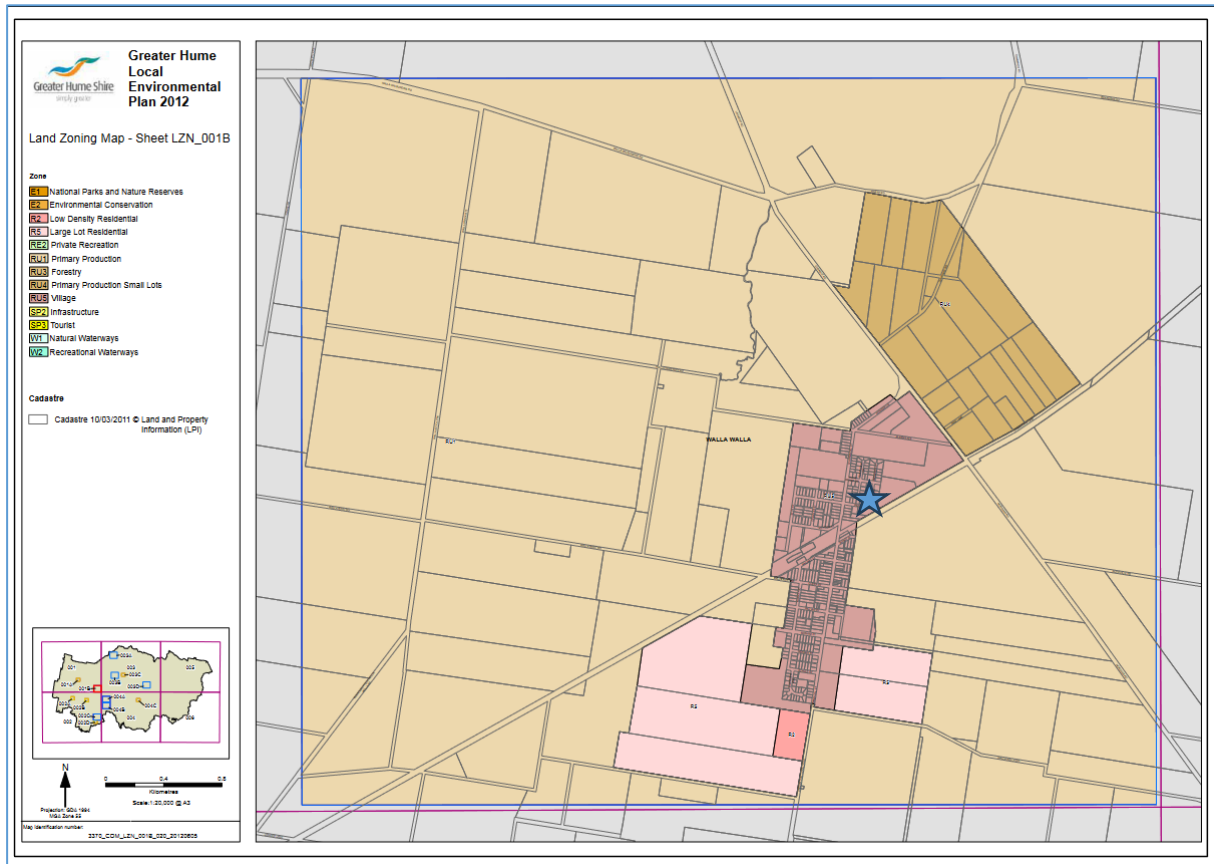


Figure 4 Land Zoning Map (blue star approximate location of proposed subdivision) Source: Greater Hume Local Environmental Plan 2012

The Objectives of the RU5 'Village' are:

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To protect the amenity of residents.

It is submitted that the proposal is consistent with the Objectives, as it complements to the supply and diverse range of housing opportunities in an appropriate location within the Walla Walla town area which is in demand for new housing.

The relevant provisions under the GHLEP includes Section 4.1 which relates to the minimum subdivision lot size. The lot sizes vary throughout the proposed subdivision ranging from 824sqm to 11044sqm primarily due to the unique shape of the land, existing title boundaries and road layout.

The allotments as shown on the Proposed Subdivision Plan (see Fig 3 above) meet the minimum subdivision lot size (i.e. 600 square metres) shown on the Lot Size Map in Figures 5 and 6 below.

Given that only a subdivision of land is only being proposed at this stage, no other provisions described under the GHLEP are relevant to the proposal.

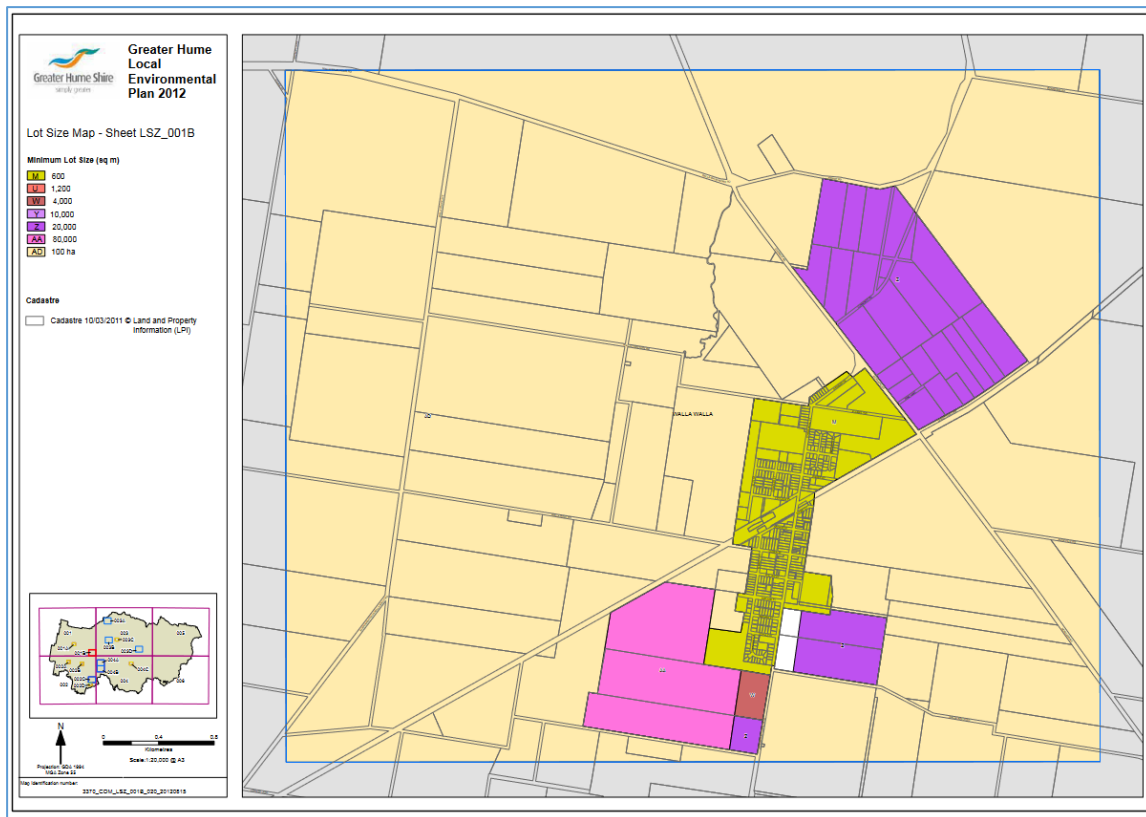


Figure 5 Lot Size Map Source Greater Hume Local Environmental Plan 2012

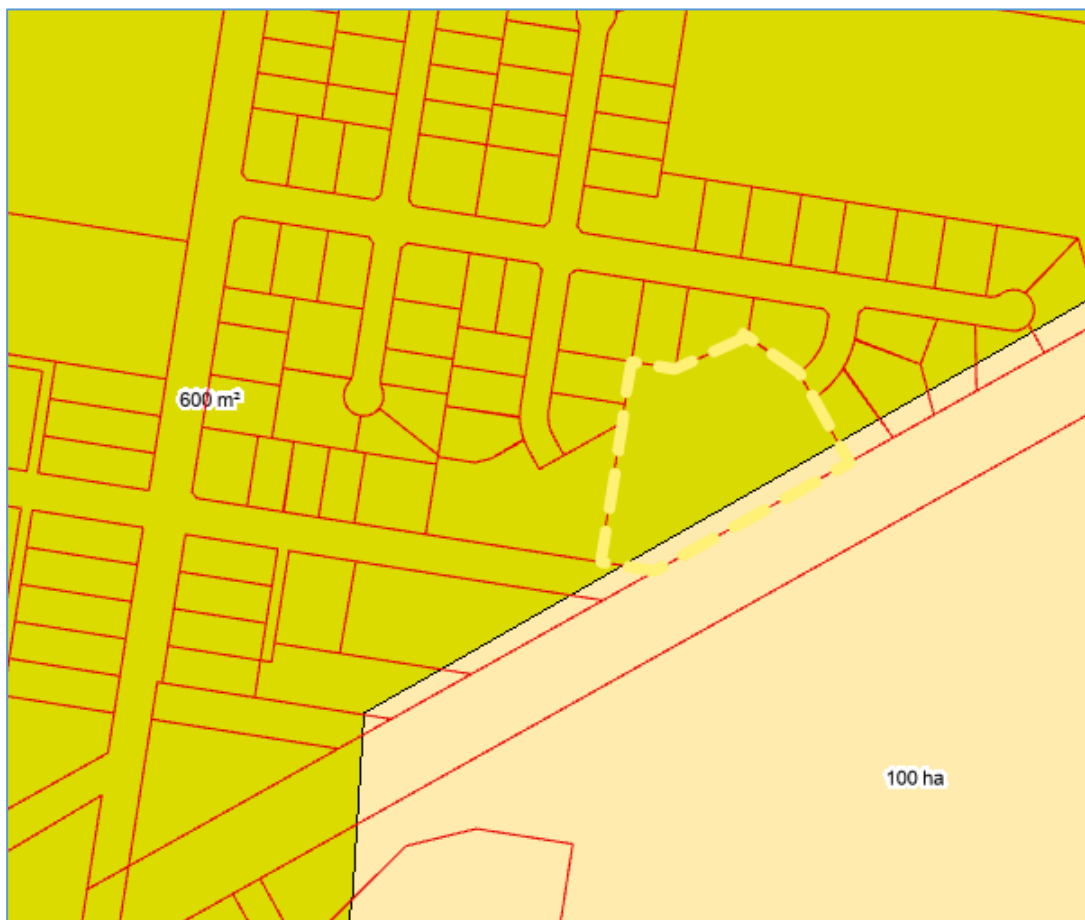


Figure 6 Lot Size Map with subject land shown Source: ePlanning Spatial Viewer September 2024

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5. Non-Statutory Considerations

5.1 Greater Hume Development Control Plan 2014

The proposal is classified as *"Residential being generally related to subdivision in the residential zones"* under section 6 Subdivision of the DCP. Table 2 below shows that the proposed subdivision of land generally demonstrates full compliance with the relevant provisions of the Greater Hume Development Control Plan 2013 (the DCP).

Clause 6 Subdivision		
Clause & Relevant Objectives	Relevant Controls	Assessment
Clause 6.1 Staging <i>To ensure the timely and efficient release of urban land making provision for necessary infrastructure and sequencing.</i>	General <ol style="list-style-type: none"> Where staging of a subdivision is proposed, a staging plan must be submitted with the development application. 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 	<p>Staging is shown on the proposed subdivision with Stage 3 and Stage 4 shown on the plan.</p> <p>Stage 3 infrastructure will be installed with the future stage 4 in mind to ensure no adverse infrastructure impacts for future stage.</p>
Clause 6.2 Movement network <ul style="list-style-type: none"> <i>To allow easy movement through and between neighbourhoods for all people.</i> <i>To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</i> 	General <ol style="list-style-type: none"> Compliance 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. For lots fronting a main road, access shall be from a secondary road where the opportunity exists. All lots are to be provided with access to a public road. Easements for access will only be considered in extraordinary circumstances. Any upgrade or construction of a public road to provide access to a lot shall be at the applicant's expense. 	<p>The subdivision is a natural progression of previous subdivision which created a bisected Kotzur Circuit. These two sections will be connected by Stage 3 providing connectivity and free movement through the subdivision.</p> <p>The road will be constructed to Council standards.</p>
Clause 6.3 Lot design	General	

Clause 6 Subdivision		
Clause & Relevant Objectives	Relevant Controls	Assessment
<ul style="list-style-type: none"> <i>To provide lots with areas and dimensions suitable for the proposed use.</i> <i>To encourage lot design that will facilitate a high standard of subsequent development</i> 	<ol style="list-style-type: none"> Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards. Multi-lot subdivisions should provide for a range of lot sizes. Lots are to be provided with legal and practical public road access. 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. <p>Residential</p> <ol style="list-style-type: none"> For battleaxe allotments a minimum width of the access handle is to be 4.5m. Lots are to be able to contain a rectangular building envelope measuring 10 metres by 15 metres, suitable for the erection of a dwelling Lots are to be designed to maximise solar access. 	<p>The subdivision layout provides a range of lot sizes whilst still providing for the minimum lot size of 600sqm as required by the GHLEP.</p> <p>All lots are provided with legal and practical road access and are designed to ensure flexibility for future development with the ability to contain a building envelope in excess of 10m x 15m and with ample solar access.</p>
<p>Clause 6.4 Infrastructure & services</p> <ul style="list-style-type: none"> <i>To provide public utilities to each lot where possible.</i> <i>To design and implement infrastructure that minimises Council's ongoing maintenance burden.</i> <i>To minimise increases in stormwater run-off</i> 	<p>General</p> <p><i>General</i></p> <ol style="list-style-type: none"> <i>Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development Standards.</i> <p><i>Higher density and Average density, Lower density and Rural living</i></p> <ol style="list-style-type: none"> <i>Where a reticulated external potable water supply is provided, all lots shall be connected.</i> <p><i>Higher density and Average density.</i></p> <ol style="list-style-type: none"> <i>Where a reticulated external sewerage system is provided, all lots shall be connected.</i> 	<p>All lots will be connected to reticulated sewer and water.</p>
<p>Clause 6.5 Hazards</p> <ul style="list-style-type: none"> <i>To minimise the risk to life and property from bushfire.</i> 	<p><i>General</i></p> <ol style="list-style-type: none"> <i>On land mapped as bushfire prone, compliance with the NSW Rural Fire Service guide Planning for Bushfire Protection (2006).</i> 	<p>The land is not subject to flooding nor is it potentially contaminated land, however, it is within a buffer to designated Bushfire Prone land</p>

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Clause 6 Subdivision		
Clause & Relevant Objectives	Relevant Controls	Assessment
<ul style="list-style-type: none"> To minimise the risk to life and property from flooding. To minimise the risk to health and property from land containing harmful contaminants. 	<p>2. 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).</p> <p>3. 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).</p>	<p>and as such, a Bushfire Hazard Assessment has been undertaken by Blackash Bushfire Consulting Pty Ltd (refer to Appendix 5).</p> <p>This assessment has determined that: <i>The residential subdivision will meet the minimum APZ requirement to achieve suitable building envelopes for 29kW/m2 / BAL-29.</i></p> <p>Four recommendations were made as follows: Recommendation 1: The entire site shall be managed as an Inner Protection Area in accordance with the NSW RFS Standards for Asset Protection Zones and Appendix 4 of Planning for Bush Fire Protection 2019 (included as Appendix 2 of this report). Recommendation 2: Access arrangements are to be designed and implemented in compliance with Table 5.3b of PBP (included as Appendix 3 of this report). Recommendation 3: Water, electricity and gas supplies through the proposed development must comply with Table 5.3c of PBP (included as Appendix 4 of this report). Recommendation 4: Any fencing and / or gates are to be constructed in compliance with Section 7.6 of PBP: <i>"Fences and gates in bush fire prone areas may play a significant role in the vulnerability of structures during bush fires. In this regard, all fences in bush fire prone areas should be made of either hardwood or non-combustible material.</i> <i>However, in circumstances where the fence is within 6m of a building or in areas of BAL-29 or greater, they should be made of non-combustible material only."</i></p>
Clause 7.6 Public open space	None applicable.	

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Clause 6 Subdivision		
Clause & Relevant Objectives	Relevant Controls	Assessment
None applicable.		
Clause 7.7 Landscaping <i>An overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed landscaping for the public domain.</i>	General <i>A Landscape Plan is required to be submitted to Council detailing proposed landscaping</i>	A landscape plan can be provided as a condition of permit.
Clause 7.8 Lot design <ul style="list-style-type: none"> To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features. To provide lot design that is consistent with the character and desired density of an area 	General <ul style="list-style-type: none"> Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development. Residential <ul style="list-style-type: none"> For rectangular shaped blocks: <ul style="list-style-type: none"> 16m frontage 16m square width 30m depth 600m² area, 650m² for corner lots Subdivisions are to be designed to maximise solar access and the number of rectangular shaped allotments 	The proposed allotments have been designed to consider and provide optimal solar access, private open space and vehicle access via the new road. Proposed lots are more than 600m ² (smallest lot is 825m ²) and all meet the frontage and depth requirements. The design is consistent with the relevant residential controls which has been demonstrated on the Proposed Subdivision Plan. On the whole, all lots meet the minimum dimensions in regard to frontage, width, depth and areas.
Clause 7.9 Infrastructure & services <ul style="list-style-type: none"> To provide public utilities to each lot in an efficient manner. To design and implement infrastructure that minimises Council's ongoing maintenance burden. To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from 	General <ul style="list-style-type: none"> Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development. Payment of infrastructure contributions in accordance with Councils Development Servicing and Development Contributions Plans. All services, including but not limited to the following, are to be considered for each subdivided allotment: <ul style="list-style-type: none"> Water Sewer Power Gas Stormwater Roads 	Reticulated infrastructure such as water, sewerage, gas, drainage, electricity NBN and telecommunications are available in the area along Jacob Wenke Drive. Services would need to be extended to provide connection into each of the new lots. Drainage design will meet Shire requirements and stormwater retention will be designed and implemented to the satisfaction of the consent authority. It is anticipated that kerb and channelling will be required for the proposed subdivision at this scale and density, consistent with existing roads. Road construction

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Clause 6 Subdivision		
Clause & Relevant Objectives	Relevant Controls	Assessment
<p><i>degradation by urban run-off.</i></p> <ul style="list-style-type: none"> <i>To encourage Water Sensitive Urban Design techniques in new subdivisions. To maximise the opportunities for shared trenching.</i> <i>To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.</i> 	<ul style="list-style-type: none"> <i>Kerb and Gutter</i> <i>Footpaths</i> <i>Street lighting</i> <i>Public open space</i> <i>Road naming</i> <i>Access</i> <i>Effluent management</i> <i>Fencing</i> 	will be provided in accordance with the consent authority.
<p>Clause 7.10 Natural hazards - Requirement</p> <p><i>Amelioration of natural and environmental hazards, including bushfire, flooding and site contamination and, in relation to natural hazards, the safe occupation of, and the evacuation from, any land so affected.</i></p>	None applicable.	Not applicable.
<p>Clause 7.11 Site management</p> <ul style="list-style-type: none"> <i>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</i> <i>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</i> <i>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</i> 	<p>General</p> <ul style="list-style-type: none"> <i>Compliance with the Greater Hume Shire Engineering Guidelines for Subdivisions and Development.</i> <i>Compliance with the Blue Book – Managing Urban Stormwater: Soils and Construction (2004) .</i> <i>Payment of stormwater contributions in accordance with Councils Development Contributions Plans.</i> 	<p>It is not anticipated that impacts to drainage infrastructure, water quality, land degradation or reduced quality will occur as the proposed subdivision is located in a relatively urban environment.</p> <p>Site management during construction phase will be managed in accordance with the relevant guidelines and standards.</p> <p>Contributions for stormwater will be paid in accordance with the DCP.</p>

Table 2 DCP Assessment

6. Environmental Impact Assessment

6.1 Overview

This Section identifies and assesses the impacts of the development with specific reference to the matters of consideration under Section 4.15C of the Act.

6.2 Context and Setting

The Land is located to the south of Jacob Wenke Drive between the two separated sections of Kotsur Circuit in an established township area of Walla Walla. It is also within 1.3km of Walla Walla Sports Ground and CBD located to the south. Residential development is established to the north and west of the subject land.

6.3 Site Suitability

There are no physical constraints relating to flooding, slope or contamination and bushfire risk has been assessed and is negligible. Refer to Appendix 5 for Bushfire Report.

The subject land is suitable for subdivision as it is compatible with the adjoining residential development to the north and west and within the context of the township area. The Land is suitable for subdivision as is demonstrated by the overall compliance with most applicable Standards and all relevant Objectives.

6.4 Built Environment

The locality features primarily existing single dwelling allotments within a RU5 with some vacant larger vacant 'Village' (RU5) to the north still to be developed. To the immediate east of the subject land is the old railway reserve and further east of this is the Walla Wall Sunyside Airstrip.

The existing road network is constructed to the boundary of subject land providing logical connection to the separated sections of Kotsur Circuit through the subject land.

6.4.1 Heritage

The Land does not have any heritage significance.

6.5 Social and Economic Effects

6.5.1 Crime and Safety

The proposal will not have any crime or safety related impacts for the site or surrounding area. It is submitted that the proposed subdivision may build upon the existing community identity, improve 'sense of community' and potentially enhance passive surveillance in the area with the provision of new future residential development.

6.5.2 Economic and Employment

The proposal will have a positive economic and employment impact through direct and indirect jobs during construction, as well as the benefits of additional population that can facilitate long-term strategies and economic opportunities for the Shire. The provision of housing lots also enables land

supply to encourage retention of families within the municipality as well as for new families relocating for employment purposes.

6.6 Movement and Access

6.6.1 Vehicle access

The extension of Kotzur Circuit is proposed to connect the existing sections and to provide direct access to all new vacant lots. The road follows the existing road width and construction standards.

Each lot has been provided with standard street frontages that meet the minimum required widths at the relevant Standard in Clause 7.5 of the Greater Hume DCP.

It is submitted (subject to future development design) that there is ample room for manoeuvring of vehicles within the site and between neighbourhoods.

6.6.2 Servicing and Waste Management

Service connections and mailboxes are proposed to be housed in a purpose-built structure that matches the character of the proposed dwellings. Ample space will be provided for bin storage within each proposed lot.

6.6.3 Pedestrians and Accessibility

Suitable pedestrian access is provided for persons of all abilities.

6.7 Soil and water

As similarly mentioned above in 6.6.3 and under Table 2, the proposed allotments will be provided with reticulated services and drainage infrastructure as required by the water corporation/authority. Site Management will also be considered and will be managed during the construction phase.

6.8 Energy

Most new allotments will have optimal solar access as the lot design is orientated to provide longer axes to the north and south boundaries. No further development is being proposed at this stage, hence details regarding building design will be provided at a later stage.

6.9 Public Interest

No impact on public interest is anticipated as a result of the proposal.

6.10 Environmental impacts

The proposal facilitates infill development within a rural area that encourages a level of residential growth and reduces the impacts of urban sprawl, whilst adopting an environmentally sensitive layout.

7. Conclusion

The proposal seeks approval for the subdivision of land of 10 lots on the Land at Lot 94/DP1283527, part Lot 73/DP851613 and part unused road (to be closed) as part of the Stage 3 Jacob Wenke Drive subdivision. The proposal will provide separate lots for future residential development. The proposal also seeks to create a new road to provide access into the new allotments.

The proposal is considered to:

- be permissible with development consent within the RU5 Village and appropriate within the context of the site and the surrounding area;
- be a suitable and appropriate use for the site as assessed against the relevant provisions of consideration under Section 4.15C of the Act;
- be generally consistent with the Greater Hume DCP, and;
- have no adverse impact on the amenity of the surrounding areas.

Accordingly, it is considered that the proposed development is worthy of Council approval.

Appendix 1 – Certificates of Title 73/851613 and 94/1283527

Appendix 2 – Proposed Subdivision Plan Ref.S10394 v3

Appendix 3 – Proposed Subdivision Future Staging S10394 v1

Appendix 4 – Road Closure and Sale Report

Appendix 5 – Blackash Bushfire Report