
DEVELOPMENT APPLICATION: THREE (3) LOT SUBDIVISION

37 DRUMWOOD ROAD, JINDERA

LOT 5 IN DP1053403

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PROPOSAL SUMMARY

Proposal:	Three (3) Lot Subdivision
Title Details:	5/DP105403
Current Title Address:	37 Drumwood Road, Jindera
Min Lot Size:	4000sqm
Land Zoning:	R2 - Low Density Residential

INTRODUCTION

The information provided in this submission supports an application for Development Consent for a Three Lot Subdivision. The subject parcel is described as Lot 5 in Deposited Plan 105403, and is known as 37 Drumwood 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 land is described as Lot 5 in Deposited Plan 105403, and is known as 37 Drumwood Road, Jindera with a total area of approximately 3.065 hectares.

The site has frontage to Drumwood Road along its southern boundary and is situated within a semi-rural area on the outskirts of the Jindera township. It is irregular in shape and gently undulating, falling gradually from south to north. The land is partially developed and contains several sheds, a water tank and septic system. Services are available to the site.



Source: Nearmap

DESCRIPTION OF THE PROPOSAL

The application is for a Three (3) Lot Subdivision. Proposed lot 51 which will comprise the existing dwelling will be approximately 0.674ha, proposed lot 52 will be approximately 1.411ha and Lot 53 will be approximately 0.979ha. There are 4 trees identified on the development plans as needing removal for the proposed driveway location.

PROPOSED 3 LOT LAYOUT

SHEET 1 OF 1 SHEETS



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

LEP & DCP PROVISIONS

LEP

The below provisions are applicable to this application:

Part 2 Permitted or prohibited development:

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The development is within the R2 - Low Density Residential and is consistent with the above objectives of this zone and the subdivision is permitted with development consent.

Part 3 Exempt and complying development

The development is not exempt or complying development.

Part 4 Principal development Standards

All lots are above minimum lot size of 4000sqm.

Part 6 Additional local provisions

Essential Services are available to the site.

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

Any noise created during the construction of the subdivision is considered to be acceptable for the infill development to occur. Noise generated from the residential use of the land will be consistent with the surrounding area.

Access & traffic

The proposed development will contribute additional traffic, 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 neighbourhood.

Flora & fauna

There are trees identified and marked on the proposed plan as needing removal. These trees are required to be removed for the construction of a suitable driveway crossing.

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

All essential services are available to the site. The proposed lots will gain vehicular access from Drumwood Road, with Lot 51 to utilise the existing driveway and new access to be constructed for Lot 52 and 53. A new water service tapping will be required for Lot 52 and Lot 53, subject to approval by the relevant water authority. The land is not connected to reticulated sewer and future development will require on-site wastewater management.

Electricity supply to meet the requirements of Essential Energy.

Construction methods

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

Public Domain

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

Heritage and archaeology

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

Air and microclimate

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

Natural hazards

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

CONCLUSION

The proposed development is consistent with the objectives of the R2 - Low Density Residential as set out in the LEP and the requirements for subdivision as set out in the DCP, consequently development consent is requested.