
DEVELOPMENT APPLICATION: 2 LOT SUBDIVISION

1833 WALLA WALLA JINDERA ROAD, JINDERA

LOT 3 DP749584

APPLICATION FOR DEVELOPMENT: 2 LOT SUBDIVISION

1833 WALLA WALLA JINDERA ROAD, JINDERA

LOT 3 IN DP749584

PROPOSAL SUMMARY

Proposal:	2 Lot (Rural) Subdivision
Title Details:	3/DP749584
Current Title Address:	1833 Walla Walla Jindera Road, Jindera
Min Lot Size:	100ha
Land Zoning:	RU1 – Primary Production

INTRODUCTION

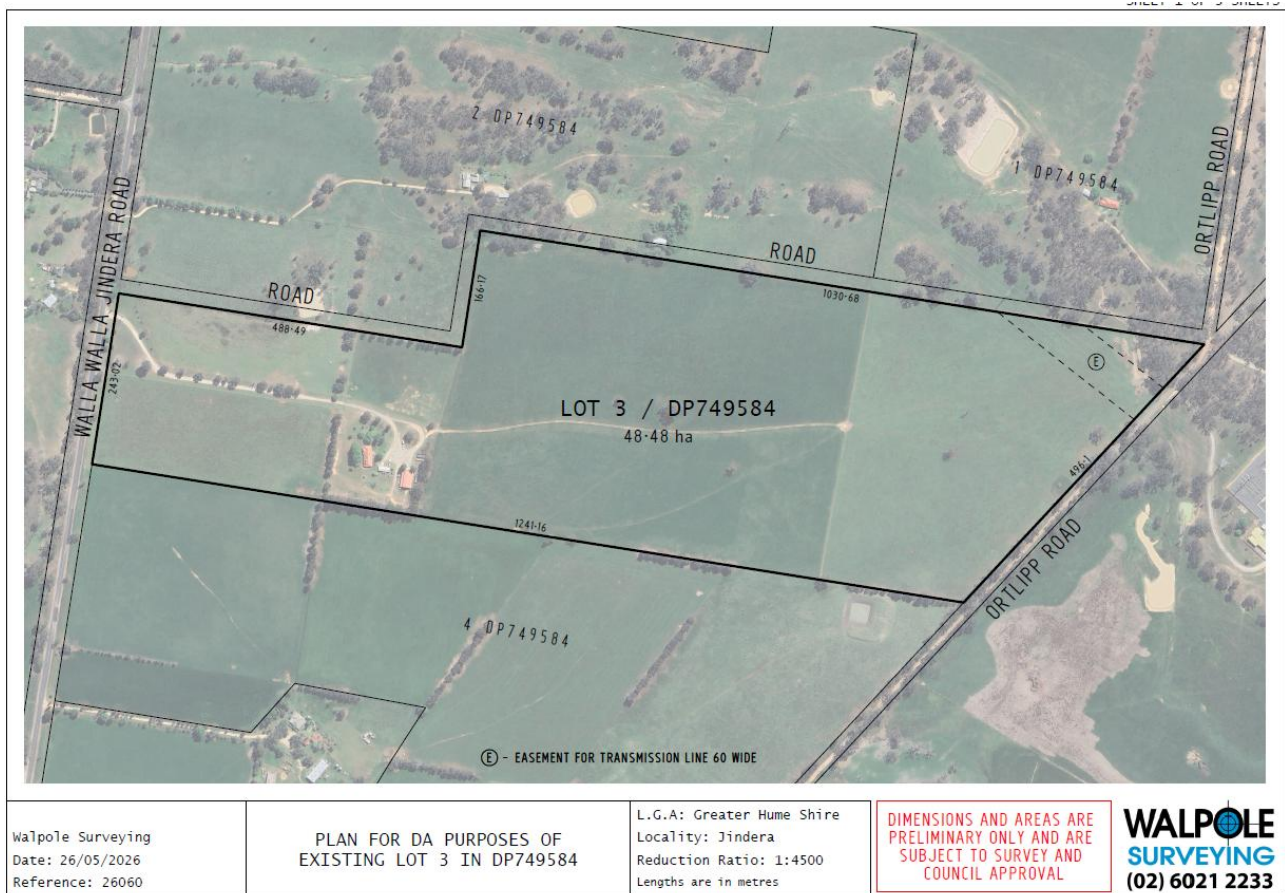
The information provided in this submission supports an application for Development Consent for a 2 Lot (Rural) Subdivision. The subject parcel is described as Lot 3 in Deposited Plan 749584, and is known as 1833 Walla Walla Jindera Road, Jindera.

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 3 in Deposited Plan 749548 and is known as 1833 Walla Walla Jindera Road, Jindera.

The subject land is approximately 48.48ha. It is situated in the Rural Land Zone for Primary Production (RU1) under the Greater Hume LEP. The land comprises an existing dwelling and sheds.



DESCRIPTION OF THE PROPOSAL

The proposal is to subdivide Lot 3 in Deposited Plan 749548, to create an additional lot that will be used for primary production purposes. The existing lot is to be subdivided into two lots with proposed lot 31 (approx. 34.5 ha) to comprise the existing dwelling and proposed lot 32 (approx. 13.9ha) to be a vacant lot for primary production purposes. It is not the intention of the subdivision to create any additional 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 & DCP PROVISIONS

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 31 & 32 are less than the current minimum lot size being approximately 34.5ha and 13.9ha 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 32 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. It is therefore considered the subdivision of the lot can be approved with development consent.

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

It is considered existing traffic movements will not be affected on the basis the existing rural crossing to the residence on proposed lot 31 will be retained and traffic movements to proposed lot 32 will be minimal by virtue of the proposed use for primary production and restriction on use to not permit dwellings for occupation on this proposed lot. It is considered the existing road network will cater any 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 and Service Connections incl. electricity, telecommunications, water, sewerage and stormwater drainage

Electricity is connected to proposed lot 31 via existing overhead powerlines within the property. No connection is required for proposed lot 32 by virtue of the restriction prohibiting a dwelling in the future. Similarly, the existing connections for telecommunications and water supply will be retained to proposed lot 31 from infrastructure mains and not required for proposed lot 32. On-site effluent treatment will be continued for proposed lot 31 and proposed lot 32 will not require effluent disposal. Connection to sewerage and stormwater mains is not available and not required by virtue of the land zone and large lot areas proposed.

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 area.

The site is located in a bushfire prone area – Vegetation Category. We note we are proposing subdivision only and not proposing any new dwellings. A bushfire risk assessment report has been prepared and submitted with this application.

CONCLUSION

The proposed development is consistent with the objectives of the RU1 Primary Production Zone as set out in the Greater Hume Shire Council LEP and the requirements for subdivision as set out in the DCP, consequently development consent is requested.