

Amend Greater Hume LEP 2012 to reduce the minimum lot size for land at 1040-1085 Urana Road and 151-159 Pioneer Drive, Jindera from 4,000m2 to 2,000m2.

Proposal Title :	Amend Greater Hume LEP 2012 to reduce the minimum lot size for land at 1040-1085 Urana Road and 151-159 Pioneer Drive, Jindera from 4,000m2 to 2,000m2.		
Proposal Summary :	Council seeks to amend Greater Hume LEP 2012 to reduce the minimum lot size for land at 1040-1085 Urana Road and 151-159 Pioneer Drive, Jindera (Lots 4 & 6 DP240938 and Lots 30 & 31 DP1062153) zoned R2 Low Density Residential from 4,000m2 to 2,000m2.		
PP Number :	PP_2016_GHUME_002_00	Dop File No :	16/11862

Proposal Details

Date Planning Proposal Received :	18-Aug-2016	LGA covered :	Greater Hume
Region :	Southern	RPA :	Greater Hume Shire Council
State Electorate :	ALBURY	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street :	1040-1085 Urana Road and 151-159 Pioneer Drive		
Suburb :	Jindera	City :	Jindera
		Postcode :	2642
Land Parcel :	Lots 4 & 6 DP240938 and Lots 30 & 31 DP1062153		

DoP Planning Officer Contact Details

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DoP Project Manager Contact Details

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Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	N/A	Consistent with Strategy :	N/A

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SEPP No 36—Manufactured Home Estates
SEPP No 44—Koala Habitat Protection
SEPP No 50—Canal Estate Development
SEPP No 55—Remediation of Land
SEPP No 62—Sustainable Aquaculture
SEPP No 64—Advertising and Signage
SEPP No 65—Design Quality of Residential Flat Development
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Housing for Seniors or People with a Disability) 2004
SEPP (Infrastructure) 2007
SEPP (Mining, Petroleum Production and Extractive Industries) 2007

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

SECTION 117 DIRECTIONS:

3.1 RESIDENTIAL ZONES: This Direction does apply to the planning proposal as it will affect land within an existing or proposed residential zone in which significant residential development is permitted or proposed to be permitted.

The proposal is considered to be **CONSISTENT** with this Direction.

3.4 INTEGRATING LAND USE AND TRANSPORT: Council has not identified that this Direction applies to the planning proposal, however, it does apply as the planning proposal will create a zone relating to urban land.

The proposal is considered to be **INCONSISTENT** with this Direction as it locates increased residential densities at the edge of town. However, the inconsistency can be justified as it is consistent with the land use strategy prepared by the Council for Jindera and a master plan for the site, and it is relatively close to the centre and employment areas. In any case any inconsistency could be considered to be of minor significance.

RECOMMENDATION: The Secretary can be satisfied that any potential inconsistency is:

- justified by a study and master plan that gives consideration to the objective of this Direction; and
- it is of minor significance.

4.3 FLOOD PRONE LAND: This Direction does apply to the planning proposal as it will significantly increase residential densities on flood prone land.

The proposal is considered to be **INCONSISTENT** with this direction as it increases residential densities within the flood planning area.

RECOMMENDATION: The Secretary can be satisfied that the inconsistency is of minor significance (in relation to the provisions of the planning proposal that are inconsistent) as only a small part of the land is flood affected and has a hazard category of 'low' (Jindera Flood Study). The flooding is minor and can be dealt with effectively in the subdivision design of the land.

SEPPs

None of the SEPPs identified by Council directly relate to the planning proposal and there are no inconsistencies.

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Assessment Process

Proposal type : **Routine** Community Consultation Period : **28 Days**

Timeframe to make LEP : **9 months** Delegation : **RPA**

Public Authority **Office of Environment and Heritage**
 Consultation - 56(2)(d) **Transport for NSW - Roads and Maritime Services**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Council minutes and resolution Urana Pioneer Jindera.pdf	Proposal	No
20160518 Council report Urana Pioneer Jindera.pdf	Proposal	No
Cover letter Urana Pioneer Jindera.pdf	Proposal Covering Letter	No
Planning Proposal Urana Rd Pioneer Dr Jindera.pdf	Proposal	No
Local Environmental Study Jindera section.pdf	Study	No
Master Plan Uran Pioneer Jindera.pdf	Study	No

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **3.1 Residential Zones**

Additional Information : **It is RECOMMENDED that the Acting Director Regions, Southern, as delegate of the Minister for Planning, determine under section 56(2) of the EP&A Act that an amendment to the Greater Hume LEP 2012 to reduce the minimum lot size for land at 1040-1085 Urana Road and 151-159 Pioneer Drive, Jindera from 4,000m2 to 2,000m2 should proceed subject to the following conditions:**

Amend Greater Hume LEP 2012 to reduce the minimum lot size for land at 1040-1085 Urana Road and 151-159 Pioneer Drive, Jindera from 4,000m2 to 2,000m2.

Signature:



Printed Name:

D Frankel

Date:

8/9/16