



**Greater
Hume
Council**

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Director Regions, Western
Department of Planning, Industry and Environment
Level 1, 188 Macquarie Street
DUBBO NSW 2830

Dear Sir/Madam

**Planning Proposals – Amendment to Greater Hume Local Environment Plan 2012 –
Zoning and Minimum Lot Size Changes for 151-159 Pioneer Drive Jindera and
1037 Urana Road Jindera**

Council advises that it has received two Planning Proposals seeking amendments to the Greater Hume Local Environmental Plan 2012 (GHLEP). The amendments sought are seeking to change the Land Zoning Map as it applies to 151-159 Pioneer Drive and 1037 Urana Road Jindera from RU4 Primary Production Small Lots to R2 Low Density Residential. The Planning Proposals also seek to amend the Minimum Lot Size Map applicable to the land by reducing the minimum lot size from 8 hectares down to 2,000m².

At Council's September Ordinary meeting a report on the two Planning Proposals was considered by Council and following are the recorded minutes in relation to that item:

5993 RESOLVED [O'Neill / Parker]

That:

1. In accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979 Council resolve to submit to the Department of Planning, Infrastructure & Environment the planning proposals for changes to the zoning and minimum lot size to facilitate the expansion of the South Jindera Low Density Residential Area to include Lot 100 DP1267384 and Lot 2 DP240938 and seek a conditional Gateway Determination.
2. The conditions sought by Council on the Gateway Determination will be that prior to exhibition of the planning proposals the South Jindera Low Density Residential Precinct DCP and South Jindera Low Density Residential Infrastructure Contributions Plan will be updated to include Lot 100 DP1267384 and Lot 2 DP240938 ensuring adequate access provisions for Lot 2 DP240938 and availability of services.
3. Council resolve to exhibit the planning proposal in accordance with the Gateway Determination.

Please find attached the Planning Proposal that was considered by Council.

Should you require further information please contact Colin Kane, Director Environment & Planning, on 6044 8928 or email ckane@greaterhume.nsw.gov.au.

Yours faithfully

Colin Kane
Director Environment & Planning
GREATER HUME COUNCIL
24 September 2021
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**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY LANE, HOLBROOK
ON WEDNESDAY, 15 SEPTEMBER 2021**

OFFICERS' REPORTS – PART A - FOR DETERMINATION

ENVIRONMENT AND PLANNING

**1. AMENDMENT TO GREATER HUME LOCAL ENVIRONMENTAL PLAN 2012 -
ZONING & MINIMUM LOT SIZE CHANGES FOR 151-159 PIONEER DRIVE
JINDERA AND 1037 URANA ROAD JINDERA**

Report prepared by Director Environment and Planning – Colin Kane

REASON FOR REPORT

The purpose of the report is for Council to resolve to seek from the Department of Planning, Infrastructure and Environment (DPIE) a Gateway Determination relating to two planning proposals. Both proposals seek to make a change to the Greater Hume Local Environmental Plan 2012 ("the LEP") for the zoning and minimum lot size (MLS) to facilitate additional Large Lot Residential Land at 151-159 Pioneer Drive and 1037 Urana Road Jindera.

REFERENCE TO DELIVERY PLAN

Outcome 3.2: Our towns and villages are revitalised.

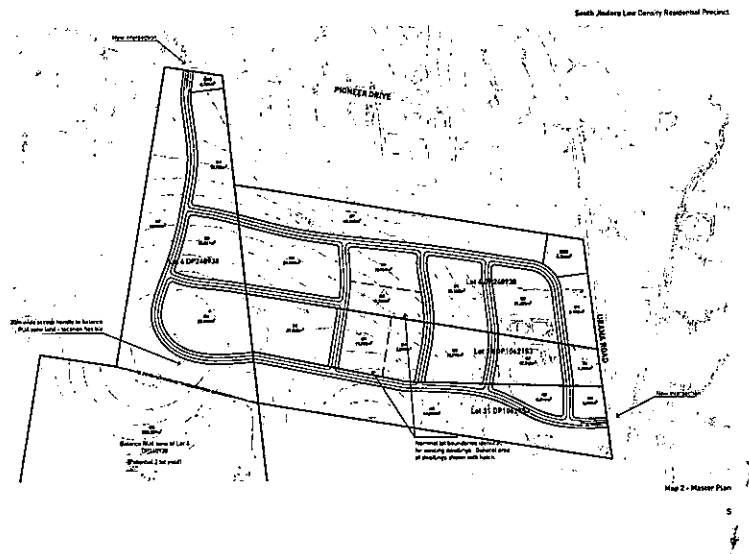
DISCUSSION

Council has received two planning proposals from Habitat Planning on behalf of separate landholders of adjacent land both seeking to amend the land zoning map of the LEP from RU4 Primary Production Small Lots to R2 Low Density Residential. Both planning proposals also seek to change the minimum lot size map applicable to the land by reducing the minimum lot size from 8 hectares to 2000m². As both planning proposals are for adjacent allotments and are seeking the same planning outcome, it is considered that Council can process the planning proposals together potentially making one amendment to the LEP.

The planning proposals (**ANNEXURE 1**) are responding to strong demand in Jindera for large lot residential allotments. Lot 100 DP1267384 is 151-159 Pioneer Drive having an area of 23 hectares and it is predominately the RU4 zoned southern portion of a former allotment. The northern portion of that former allotment had an area of 11 hectares zoned R2 and is subject to an approved development consent for residential subdivision which has commenced. The northern section is part of the area covered by the South Jindera Low Density Residential Precinct DCP (the DCP) which aimed to ensure the delivery of an integrated low density urban extension on the southern fringe of Jindera between Pioneer Drive and Urana Road. The DCP was prepared by Council as the affected area covered 4 allotments that were each individually owned. An indicative road network is a feature of the DCP and it shows that access to the allotments would be through roads that connect to intersections on Urana Road and Pioneer Drive. Following is the indicative road network from the DCP:

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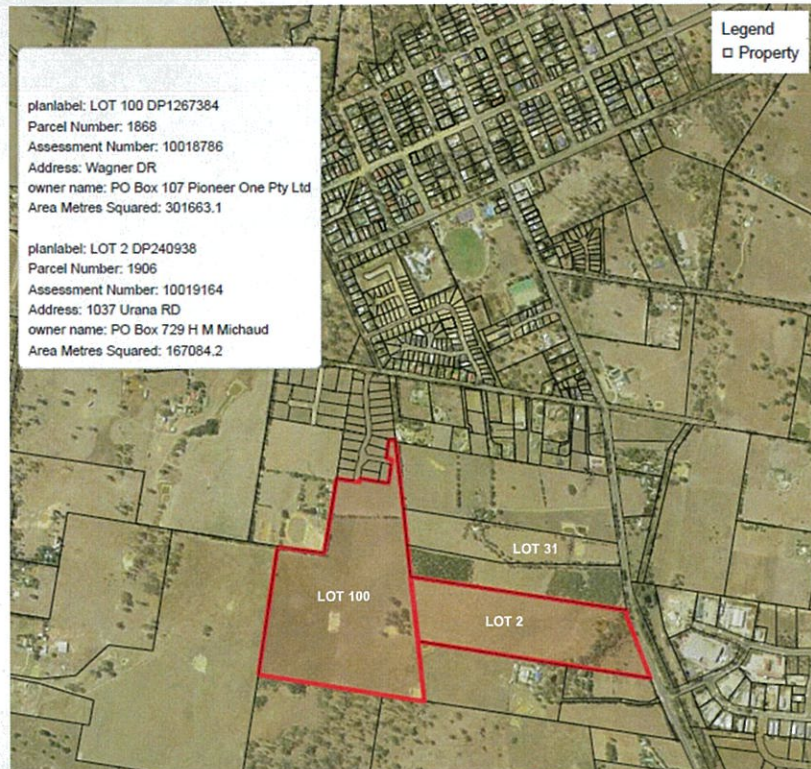
**AMENDMENT TO GREATER HUME LOCAL ENVIRONMENTAL PLAN 2012 - ZONING &
MINIMUM LOT SIZE CHANGES FOR 151-159 PIONEER DRIVE JINDERA AND 1037
URANA ROAD JINDERA [CONT'D]**



1037 Urana Road is described as Lot 2 DP240938, has an area of 16.7 hectares and is rectangular in shape. It is located between Urana Road and Lot 100 DP1267384. An existing dwelling is located on the land, there is moderately dense native vegetation surrounding a creek line on the eastern side of the property. Following is context map showing location of Lot 100 DP1267384 and Lot 2 DP240938.

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AMENDMENT TO GREATER HUME LOCAL ENVIRONMENTAL PLAN 2012 - ZONING & MINIMUM LOT SIZE CHANGES FOR 151-159 PIONEER DRIVE JINDERA AND 1037 URANA ROAD JINDERA [CONT'D]



The draft Jindera Residential Land Use Strategy is recommending both areas to have a proposed zoning of R2 and the land appears to be suitable to be rezoned. All utilities will be capable to be extended into both areas. The additional homes may require enhancements to be made to Council's downstream waste water pumping stations.

An identified issue is the means of road access for Lot 2. That allotment is immediately south of the proposed Urana Road Intersection in the area covered by the DCP. Another intersection for Lot 2 should not be considered as the intersections would be too close together and the additional intersection would also interfere with the intersection from the Jindera Industrial Estate. Preventing another intersection on the eastern side of Lot 2 would potentially allow the retention of the native vegetation and provide more options to provide an engineered solution to flooding on the creek line.

Council has spoken to Habitat Planning about access for Lot 2 and it has been decided that a solution will be that Council requests DPIE to issue a conditional Gateway Determination that will require prior to exhibition the updating of both the DCP and the South Jindera Low Density Residential Infrastructure Contributions Plan to include the two new areas. The update of the DCP will need to show access roads being provided within Lot 2, then on into either Lot 100 or the adjacent Lot 31 DP1062513 and then onto the new intersection on Urana Road.

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URANA ROAD JINDERA [CONT'D]**

The DCP can also deal with issue such as stormwater management and provision for reticulated sewer. The update to the South Jindera Low Density Residential Infrastructure Contributions Plan will provide funding calculated on a per lot basis costs for the provision of infrastructure, community facilities and Council's costs to prepare the DCP and Contribution Plan.

Part 3.5 of the planning proposal outlines the community consultation that is proposed to be undertaken as the public exhibition process. The consultation will include providing written notification to landowners directly affected by proposed land use zone and minimum lot size changes.

BUDGET IMPLICATION

There will be a cost in processing the Planning Proposal documents that is covered by the application fees

CONCLUSION

The Planning Proposal to amend the LEP will result in a change to the Greater Hume Local Environmental Plan 2012 ("the LEP") for the zoning and minimum lot size for the expansion of the South Jindera Low Density Residential Area.

RECOMMENDATION

That:

1. In accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979 Council resolve to submit to the Department of Planning, Infrastructure & Environment the planning proposals for changes to the zoning and minimum lot size to facilitate the expansion of the South Jindera Low Density Residential Area to include Lot 100 DP1267384 and Lot 2 DP240938 and seek a conditional Gateway Determination.
2. The conditions sought by Council on the Gateway Determination will be that prior to exhibition of the planning proposals the South Jindera Low Density Residential Precinct DCP and South Jindera Low Density Residential Infrastructure Contributions Plan will be updated to include Lot 100 DP1267384 and Lot 2 DP240938 ensuring adequate access provisions for Lot 2 DP240938 and availability of services.
3. Council resolve to exhibit the planning proposal in accordance with the Gateway Determination.