

Contact

Matthew Yeomans, Town Planner
 Matt Johnson, Senior Town Planner
 David Hunter, Director

Habitat Planning
 409 Kiewa Street
 Albury NSW 2640
 02 6021 0662
habitat@habitatplanning.com.au
habitatplanning.com.au

Habitat Planning Pty Ltd
 ABN 29 451 913 703
 ACN 606 650 837

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B	20/02/2023	Revised	MY	MY

Executive Summary

This report provides an executive summary of two planning proposals lodged with Greater Hume Shire Council for 1037 Urana Road, Jindera (Lot 2, DP240938) and 151-159 Pioneer Drive, Jindera (Lot 224 DP1280394).

Specifically, both planning proposals seek to amend the *Greater Hume Local Environmental Plan 2012* to rezone the land from RU4 – Primary Production Small Lots to R2 Low Density Residential and amend the minimum lot size from 8 hectares to 2,000m². The Planning Proposals will also insert a new clause within the LEP to ensure that the site specific Development Control Plan and Contributions plan is updated prior to development consent being granted for subdivision of the properties.

As both planning proposals are for adjacent allotments and are seeking the same planning outcome, it has been requested by Council and the Department of Planning that the planning proposals be processed together resulting in the making of one amendment to the LEP. This report has been prepared to provide a summary of both Planning Proposals to assist in the assessment (gateway), exhibition and subsequent finalisation.

The subject planning proposals are attached to this report and are referenced as set out below;

- **Appendix A** – Planning Proposal – 1037 Urana Road, Jindera
- **Appendix B** – Planning Proposal – 151-159 Pioneer Drive, Jindera

1.1. Background

The Planning Proposal for 1037 Urana Road, Jindera was lodged via the NSW Planning Portal on 21 July 2021 (PP-2021-4656). The Planning Proposal for 151-159 Pioneer Drive, Jindera was lodged via email on 16 June 2021. The planning proposals were subsequently assessed by Council and reported to the ordinary meeting of Council of 15 September 2021 as a singular item. The item was unanimously endorsed with Council resolving 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 224 DP1280394 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 224 DP1280394 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.*

1.2. Overview of Provisions

This report has been prepared to address the requirements of Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), as well as satisfying the requirements of the NSW Department of Planning and Environment's guidelines¹ titled:

- *A Guide to Preparing Local Environmental Plans* (December 2018); and

¹ *Relevant guidelines at the time of lodgement.*

- *A Guide to Preparing Planning Proposals* (December 2018)

This report will demonstrate that the proposed amendment as sought by the two Planning Proposals to the GHLEP 2012 is consistent with the intent and objectives of the planning frameworks and strategic plans and policies. Consequently, this will provide both Council and the NSW Department of Planning and Environment (DPE) with the confidence to endorse the proposed amendment as sought by these Planning Proposals.

1.3. Supporting Plans & Documentation

Each individual Planning Proposal is supported by their relevant assessments that address consistency with the relevant State Environmental Planning Policies, Section 9.1 Ministerial Directions and Riverina Murray Regional Plan 2036. Additionally, the Planning Proposal for Pioneer Drive is supported by a concept plan subdivision layout. The supporting documents and plans individually form attachments to each specific Planning Proposal of which are attached and referred to in this report as **Appendix A** and **Appendix B**.

1.4. Overview of Planning Proposals

Table 1 below provides an overview and comparison of the two subject Planning Proposal's and how they give effect to *A Guide to Preparing Local Environmental Plans* (December 2018), *A Guide to Preparing Planning Proposals* (December 2018) and Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Table 1 – Overview of Planning Proposals

Considerations	Appendix A - 1037 Urana Road Jindera	Appendix B - 151-159 Pioneer Drive, Jindera
Objectives & Intended Outcomes	<p>The objective of this Planning Proposal is to amend the Greater Hume Local Environmental 2012 to enable the rezoning of the lot to be used for urban residential development, consistent with the draft Jindera Land Use Strategy. The planning proposal also seeks to take advantage of available urban services and provide additional supply and choice in residential land within Jindera.</p> <p>Detailed discussion is provided in Section 3.1 of Appendix A</p>	<p>The objective of this Planning Proposal is to amend the Greater Hume Local Environmental 2012 to enable the rezoning of the lot to be used for urban residential development, consistent with the draft Jindera Land Use Strategy. The planning proposal seeks to take advantage of available urban services and provide additional supply and choice in residential land within a portion of land that is contiguous with approved subdivision and integrated to the establishing low density precinct of Jindera</p> <p>Detailed discussion is provided in Section 3.1 of Appendix A</p>
Explanation of Provisions	<p>The Planning Proposal seeks to:</p> <ul style="list-style-type: none"> Amend <i>Greater Hume Local Environmental Plan – Land Zoning Map</i> (LZN_002C) to rezone the land from 'RU4 – Primary Production Small Lots' to 'R2 – Low Density Residential'. Amend <i>Greater Hume Local Environmental Plan – Lot Size Map</i> (LSZ_002C) to reduce the minimum lot size from 8000m² to 2000m². 	<p>The Planning Proposal seeks to:</p> <ul style="list-style-type: none"> Change the Land Zoning Map LZN 002C as it relates to part Lot 224 DP1280394 from RU4 - Primary Production Small Lots to R2 Low Density Residential. Change the Lot Size Map LSZ 002C as it relates to part Lot 224 DP1280394 from a minimum lot size of 8 hectares to a minimum lot size of 2,000m².

Considerations	Appendix A - 1037 Urana Road Jindera	Appendix B - 151-159 Pioneer Drive, Jindera
	<ul style="list-style-type: none"> Insert a clause in Greater Hume LEP 2011 with the intent to require the South Jindera Low Density Residential Development Control Plan (DCP) and Contributions Plan (CP) to be updated to include to the subject land before development consent can be granted for subdivision to ensure adequate access provisions for Lot 2 DP240938 and availability of services (unless the DCP and CP have been updated prior to finalisation of the LEP amendment). <p>Detailed discussion is provided in Section 3.2 of Appendix A</p>	<ul style="list-style-type: none"> Insert a clause in Greater Hume LEP 2011 with the intent to require the South Jindera Low Density Residential Development Control Plan (DCP) and Contributions Plan (CP) to be updated to include to the subject land before development consent can be granted for subdivision to ensure adequate access provisions for Lot 224 DP1280394 and availability of services (unless the DCP and CP have been updated prior to finalisation of the LEP amendment). <p>Detailed discussion is provided in Section 3.2 of Appendix A</p>
Justification	Detailed discussion is provided in Section 3.3 of Appendix A and is summarised below.	Detailed discussion is provided in Section 3.3 of Appendix A and is summarised below
Section A – Need for the Planning Proposal		
Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?	<p>The Planning Proposal has been prepared consistent with the recommendations and actions contained within the Greater Hume Local Strategic Planning Statement and the draft Jindera Residential Land Use Strategy.</p> <p>Further discussion is provided in Section 3.3.1.1 of Appendix A.</p>	<p>The Planning Proposal has been prepared consistent with the recommendations and actions contained within the Greater Hume Local Strategic Planning Statement and the draft Jindera Residential Land Use Strategy.</p> <p>Further discussion is provided in Section 3.3.1 of Appendix B.</p>

Considerations	Appendix A - 1037 Urana Road Jindera	Appendix B - 151-159 Pioneer Drive, Jindera
Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	<p>The Planning Proposal is considered the best means of achieving the objectives or intended outcomes as it will allow for the subdivision of land in a manner that is compatible with the surrounding development and the recommendations of key Council strategic planning policies.</p> <p>Further discussion regarding this matter is addressed in Section 3.3.1.2</p>	<p>The Planning Proposal is considered the best means of achieving the objectives or intended outcomes as it will allow for the subdivision of land in a manner that is compatible with the surrounding development and the recommendations of key Council strategic planning policies.</p> <p>Further discussion regarding this matter is addressed in Section 3.3.1</p>

Section B – Relationship to Strategic Planning Framework

Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?	The <i>Riverina Murray Regional Plan 2036</i> has been addressed in Section 4.3.2.1 and Appendix A .	The <i>Riverina Murray Regional Plan 2036</i> has been addressed in Section 4.3.2 and Appendix B .
Will the planning proposal give effect to a Council's endorsed local strategic planning statement or another endorsed local strategy or strategic planning?	The Greater Hume Local Strategic Planning Statement, Greater Hume Community Strategic Plan and the draft Jindera Residential Land Use Strategy have been addressed in Section 3.3.2.2 and 4.3.1.1 of the subject Planning Proposal.	The Greater Hume Local Strategic Planning Statement, Greater Hume Community Strategic Plan and the draft Jindera Residential Land Use Strategy have been addressed in Section 3.3.1 and 4.3.2 of the subject Planning Proposal.

Considerations	Appendix A - 1037 Urana Road Jindera	Appendix B - 151-159 Pioneer Drive, Jindera
Is the planning proposal consistent with applicable State Environmental Planning Policies?	The applicable State Environmental Planning Policies are addressed in Appendix B of the subject Planning Proposal.	The applicable State Environmental Planning Policies are addressed in Appendix C of the subject Planning Proposal.
Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 Directions)?	The applicable Ministerial Directions are addressed in Appendix C of the subject Planning Proposal.	The applicable Ministerial Directions are addressed in Appendix D of the subject Planning Proposal.
Section C – Environmental, Social and Economic Impact		
Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?	The relevant impacts (if any) have been addressed in Section 3.3.3.1 of Appendix A.	The relevant impacts (if any) have been addressed in Section 4.3.3 of Appendix B.
Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?	Matters regarding Biodiversity, Flooding and Heritage are addressed accordingly in Section 3.3.3.2 of Appendix A.	Matters regarding Biodiversity, Flooding and Heritage are addressed accordingly in Section 4.3.3 of Appendix B.
Has the planning proposal adequately addressed any social and economic effects?	There will be a positive social and economic effect for the Jindera community from the Planning Proposal through additional choice of residential environments. The new residents will increase support for both community and commercial interests in the town.	

Considerations	Appendix A - 1037 Urana Road Jindera	Appendix B - 151-159 Pioneer Drive, Jindera
Section D – State and Commonwealth Interests		
Is there adequate public infrastructure for the planning proposal?	<p>The subject land adjoins urban zoned land that is currently being developed for low density residential purposes.</p> <p>Therefore, the subject land has readily available access to reticulated infrastructure and services including water, sewerage, stormwater drainage, road access, telecommunications, electricity and gas.</p>	
What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?	<p>No consultation has been carried out at this stage with any State and/or Commonwealth Public Authorities in relation to the subject Planning Proposal. Having regard for the circumstances of the subject land and nature of the Planning Proposal, no public authority consultation has been undertaken.</p> <p>Notwithstanding, any consultation requirements with relevant public authorities and service providers will occur in accordance with the conditions of the Gateway Determination.</p>	
Mapping	Refer to Appendix A, Section 3.4	Refer to Appendix B, Section 3.4
Community Consultation	Refer to Appendix A, Section 3.5	Refer to Appendix B, Section 3.5
Project Timeline	Refer to Appendix A, Section 3.6	Refer to Appendix B, Section 3.6

Appendix A: Planning Proposal – 1037 Urana Road, Jindera

Appendix B: Planning Proposal – 151-159 Pioneer Drive, Jindera
