

**ADDENDUM REPORT TO ORDINARY MEETING OF
GREATER HUME SHIRE COUNCIL
TO BE HELD AT COMMUNITY MEETING ROOM,
LIBRARY COMPLEX, LIBRARY COURT, HOLBROOK
ON WEDNESDAY, 19 AUGUST 2015**

OFFICER'S REPORT – PART A – FOR DETERMINATION

ENVIRONMENT AND PLANNING

1. ADDENDUM REPORT – DEVELOPMENT APPLICATION 10.2015.43 – 5 LOT SUBDIVISION – LOT 1 DP 1106498 141 URANA STREET JINDERA

Report by Director Environment and Planning - Colin Kane

REASON FOR REPORT

A submission was received concerning the abovementioned development application before the closure of the allocated time for submission but after the abovementioned Council report had been prepared. This addendum report will provide that submission to Council and address the issues that are raised within the report.

REFERENCE TO DELIVERY PLAN

Strategy 7.8 Provide efficient and effective environmental health and building services to the community.

Action 7.8.1 Process all developments applications as submitted.

DISCUSSION

As mentioned Council received a submission (refer to **ADDENDUM ANNEXURE 1**) after the preparation of the assessment report that is matter no 1 of the business paper to the August 2015 Ordinary Meeting.

The submission has been considered by the assessing officer and it has been determined that the submission does not necessitate any change to the assessment report other than the following discussion concerning submissions

79C(d) Any submissions made in accordance with this Act or the regulations

The following table describes each of the additional issues that have been raised and provides a comment against each of these.

| ISSUE | COMMENT |
|---|--|
| Reduction in privacy, safety and security as a result of the development. Increased visibility to Urana Street. | The land owned by the submitters is currently undeveloped and is situated on the interface of the Jindera residential area. In response to this concern the owners of this site will have the opportunity to erect boundary fencing with the owners of the newly created allotments which will largely address this concern. |
| The development may have a detrimental effect on the submitter's future ability to access the sewer. | Council's Water and Sewerage Coordinator has indicated that he considered that the development will have no bearing on the submitter's ability to access the sewer. |

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LOT 1 DP 1106498 141 URANA STREET JINDERA [CONT'D]

BUDGET IMPLICATIONS

Nil.

CONCLUSION

The proposed application is considered satisfactory in part having regard for the assessment criteria in Section 79C of the *Environmental Planning and Assessment Act 1979*, and consequently it is recommended for approval subject to appropriate conditions.

RECOMMENDATION

It is recommended that the subdivision application of lot 1 DP1106498 141 Urana Street Jindera be approved subject to the following conditions:

- 1 The development is to be carried out generally in accordance with the approved plan and accompanying report endorsed 10.2015.43 except that the access road way on the southern property boundary is to be setback 1.5 metres from the side fence (marked in red on the approved plan) or where amended by any conditions of this consent.
- 2 Prior to commencing any subdivision construction works, a construction certificate is to be obtained in accordance with Section 81A(4)(a) of the *Environmental Planning and Assessment Act 1979*.
- 3 Prior to seeking a Construction Certificate for any lot the following requirement if applicable for that stage of the development, shall be provide by the applicant to Council for approval:
 - (a) Engineering Design Plans of all proposed civil works (including stormwater drainage) and service infrastructure. Plans are to include details of the proposed private access road, connection to the Village Water Supply, Jindera Sewerage Scheme (including redirection of the existing dwellings sewer), removal of the layback from lot 1 by matching the existing kerb guttering along Urana Street, replacement of other sections of kerb and guttering. Landscaping plan for plantings to be provided along the southern boundary with 145 Urana Street Jindera.
 - (b) A Soil Erosion and Sediment Control Plan prepared in accordance with *Councils Soil and Water Management Guidelines for Subdivisions*.
 - (c) Payment of the prescribed fees in accordance with Councils adopted fees and charges for engineering assessment of subdivision construction plans.

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URANA STREET, JINDERA [CONT'D]

- 4 Prior to seeking a subdivision certificate for any lot the following requirements where applicable for that stage of the development, shall be provided by the applicant to Council for approval:
- (a) Payment of the following contributions in accordance with Council's development service charges:
 - i) \$12,180 (based on 4 new allotments connecting to the Village Water Supply). Applicable service connection fees apply.
 - ii) \$16,552 (based on 4 new allotments connecting to the Jindera Sewerage Scheme).Payment of the contributions can be made on a pro rata basis relating to the number of lots released in each stage.
 - (b) Formal advice from Essential Energy and Telstra indicating that electricity and telecommunications is provided and is able to be connected to each of the proposed allotments.
 - (c) All easements necessary to ensure the supply of services and access shall be provided.
 - (d) Provide details of a restrictive covenant under Section 88B of the Conveyancing Act to be imposed on the beneficiaries of the shared access road to ensure its ongoing maintenance and any maintenance of the vegetation strip.
- 5 Prior to seeking a subdivision certificate for any lot the following work where applicable for that stage of the development, shall be undertaken in accordance with Council's specification and at the applicant's expense:
- (a) The completion of works approved by Council's engineering Construction Certificate.
 - (b) A 1.8 metre high colorbond fence with a 0.3 metre lattice panel will be required to be installed along the common southern and eastern boundary of the allotment boundaries with the adjoining 145 Urana Street Jindera. (At the full expense of the applicant)
 - (c) The current driveway utilised by lot 1 is to be decommissioned and a new driveway is to be constructed to service both lots 1 and 2 on the Northern side of lot 1.

RMS Conditions

- 6 The proposed development is restricted to a maximum of 2 driveways to the Albury-Urana Road (MR125) including the existing driveway servicing the current dwelling on the subject site.

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- 7 Any domestic driveway is to be constructed to a standard in accordance with Council's standards. As a minimum the construction of any domestic driveway shall comply with AS 2890.1-2004 "Off-street car parking". As a minimum any driveway shall be sealed from the kerb and gutter to the property boundary of the subject site.
- 8 The development and the proposed shared driveway shall be designed and maintained to allow all vehicles to enter and exit the subject site in a forward direction and not be required to reverse onto the adjoining road reserve. This shared driveway shall be constructed to a width of at least 6 metres to allow for 2 way vehicle movement.
- 9 Any damage or disturbance to the road reserve (other than the driveway) is to be restored to match surrounding landform in accordance with Council requirements. Any redundant vehicular access point or layback to the subject property from the Albury-Urana Road (MR125) shall be removed and the road reserve, including kerb and gutter, reinstated to match the surrounding roadside landform in accordance with Council requirements.
- 10 Stormwater run-off from the subject site onto the adjoining road reserve as a result of the proposed development is not to exceed the existing level of run-off from the subject site. Any access driveway is to be designed and constructed to prevent water from proceeding onto, or ponding within, the carriageway of the adjoining road reserve.
- 11 Prior to works commencing within the road reserve of the Albury-Urana Road (MR125) the applicant must apply for and obtain approval under Section 138 of the Roads Act, 1993 from the road authority (Council) and concurrence from Roads and Maritime Services. The developer is responsible for all public utility adjustment/relocation works, necessitated by the proposed works and as required by the various public utility authorities and/or their agents.
- 12 Any works associated with the proposed development shall be at no cost to the Roads and Maritime Services.
- 13 All works associated with the subdivision shall be completed in accordance with the Soil Erosion and Sediment Control Plan described in condition 3(b).
- 14 During construction, work must be conducted in a manner so as not to be injurious to health and amenity by reason of noise, vibrations, smells, dust, stormwater runoff, sediment loss, placement of building materials and wastes, rubbish, footway interference, traffic generated, hours of operation and the like.

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- 15 Written notice shall be given to Council seven (7) days prior to the commencement of any works associated with the subdivision.
- 16 This approval shall expire if the development hereby permitted is not physically commenced within five (5) years of the date of consent.
- 17 Subdivision Certificate will only be issued upon completion of "Application for Subdivision Certificate" (form attached) and payment of the fee applicable when the subdivision certificate is issued.

Anthony & Janelle Ward
PO Box 987
LAVINGTON NSW 2641
Mobile: 0429 774 566

Your Ref: CJK:SLG:P10017358
DA No: 10.2015.43

August 10th, 2015

objection

Mr C Kane
Greater Hume Shire Council
40 Balfour Street
CULCAIRN NSW 2660
Email: mail@greaterhume.nsw.gov.au

Dear Colin

**Re: Submission to Development Application (No: 10.2015.43) –
Lot 1 DP1106498**


As owners of the neighbouring block, Lot2 DP1106498, to the land proposed for subdivision we would like to submit our concerns to this development application.
Our concerns are as follows:

1. Reduction in our safety, security and privacy where the current wire mesh boundary fence exists between the lot to be developed due to –
 - o the increase in number of lots adjoining our property, Lots 4 & 5
 - o Urana Street line of sight to our property be significantly opened due to the creation of the 7.0m wide right of way
2. Our access to reticulated sewage system being diminished or increased in complexity and/or increase to our capital cost for connection due to additional connections associated with this proposed development.

Please accept the above listed concerns as our official submission to Greater Hume Shire Council's Notification of Development Application letter, dated 27 July 2015 and we look forward to Greater Hume's response to the items listed in this submission.

Regards,

Anthony & Janelle Ward

[Show Header](#)**Re: Submission to Development Application (No: 10.2015.43) – Lot 1
DP1106498 Jindera****From :** Anthony and Janelle Ward 'harryann3@hotmail.com'**To :** "; 'harryann@y7mail.com';**Sent :** 11 August 2015 12:26:00**Attachments :**  Greater Hume Notification of Development Lot1 Submission.pdf (84KB)

Attn: Mr Colin Kane

Dear Colin

Please accept the attached file (Greater Hume_Notification of Development_Lot1_Submission.pdf), which lists our concerns, as our official submission to Greater Hume Shire Council's Notification of Development Application letter, dated 27 July 2015.

We look forward to Greater Hume's response to the items listed in this submission.

Regards

Anthony & Janelle Ward

infoexpert task
recd 12/8/15