



Greater Hume Shire
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SOUTH JINDERA LOW DENSITY RESIDENTIAL PRECINCT DEVELOPMENT CONTROL PLAN

OCTOBER 2016

01 Introduction

01.1 Purpose

The purpose of this DCP is 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 aims to ensure that the future precinct can be integrated across each of the existing land parcels within an overall development framework, and be responsive to a variety of potential growth scenarios.

01.2 Application

The development controls will apply to all land located within the boundaries of the Master Plan, as shown on the adopted Master Plan framework. Any application made within this precinct must have consideration to the requirements of this DCP.

The controls in this DCP are expressed firstly as an objective Council is seeking for commercial development and secondly the development standards considered by Council to deliver these objectives.

Compliance with the provisions of this DCP does not necessarily imply that Council will consent to an application (i.e. all development applications will be assessed and determined based on the merits of each case). It is a requirement that Council must take into consideration all those matters listed under Section 79C of the Act before deciding any development application.

In exceptional circumstances Council may consider a variance to a development standard but only where the applicant has demonstrated in writing and/or with plans that the objectives can still be achieved

01.3 Objectives

The objectives of this DCP are:

- To guide the future development of the precinct within a continuous and connected framework;
- To encourage high quality urban outcomes for the growth of Jindera
- To ensure appropriate integration with the surrounding urban context and road network;
- To provide for safe and efficient new traffic infrastructure to service the future development, including linkages to surrounding road network;
- To provide for a consolidated infrastructure regime, including efficient extension of existing urban services which benefit the wider urban area;
- To recognise the location of low density precinct within an important 'gateway' location for Jindera; and
- To encourage formation of a high quality interfaces to surrounding roads.



Map 1 - Land to which this DCP applies

02 Development Controls

02.1 Purpose

The proposed development controls are guidelines for the future subdivision and establishment of the low density residential precinct between Pioneer Drive and Urana Road.

The development controls will apply to all land located within the boundaries of the Master Plan, as shown on the adopted plan.

02.2 Master Plan Framework

Future development should respond to the overall Master Plan framework plan, as set out within the adopted South Jindera Low Density Residential Master Plan. The adopted Master Plan forms the basis for the future development of the precinct by setting out the internal road network, infrastructure and servicing requirements and drainage networks.

Objectives

- a. To encourage good site planning based on an analysis and understanding of the site and context.
- b. To ensure that development occurs in an integrated manner.
- c. To ensure that all land within the low density residential precinct can be efficiently developed.
- d. To landowners and purchasers with more certainty as to the types of development proposed.

Controls

- Future Development should be generally in accordance with the adopted Master Plan.
- Any proposed variations to the general arrangement of the adopted Master Plan must demonstrate that suitable integration and circulation within precinct is achieved.
- When assessing development applications, Council will consider the extent to which the proposed development is consistent with the adopted Master Plan.

02.3 Subdivision Form and Layout

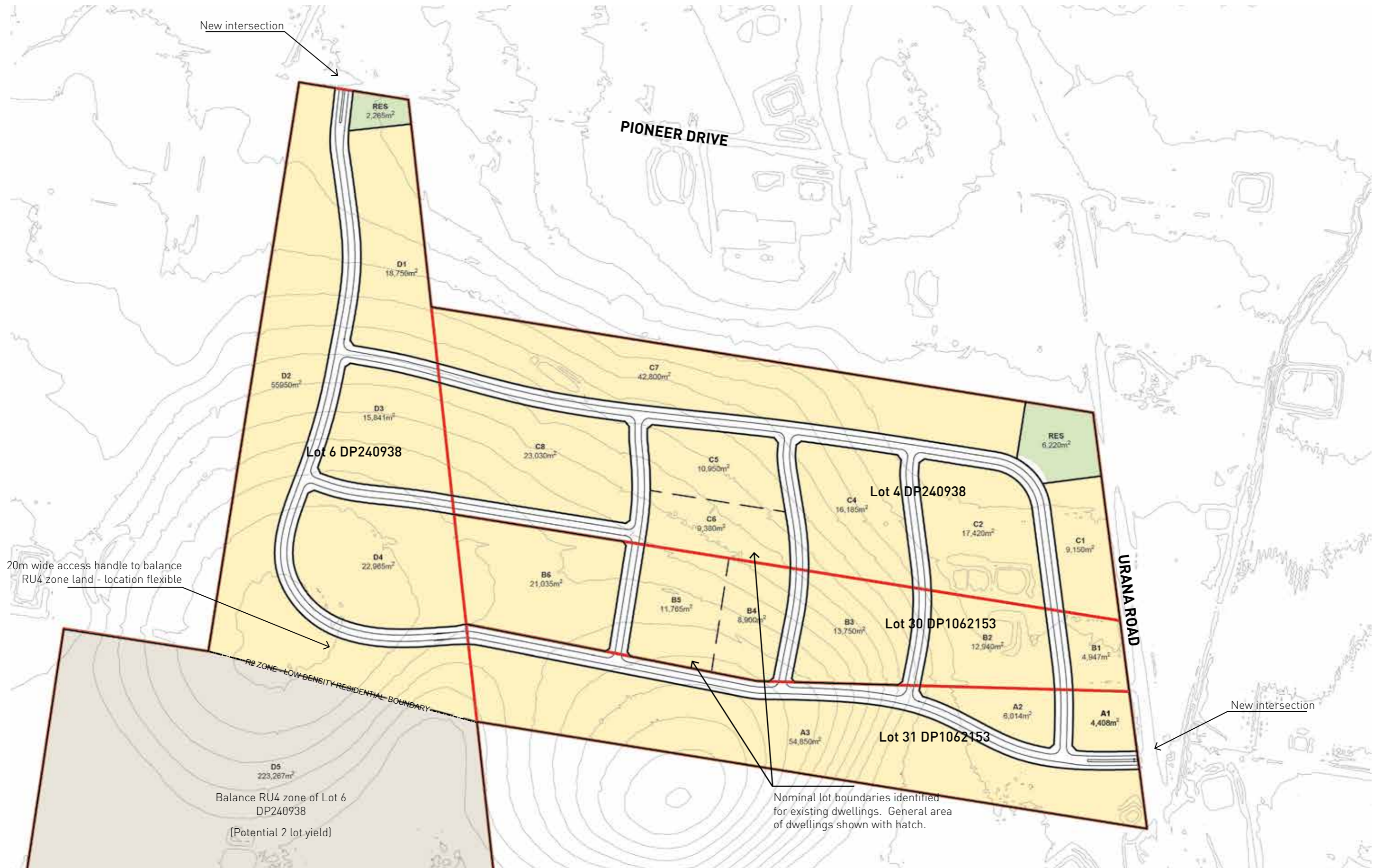
The future form of subdivision is to generally follow the broader Master Plan framework. Detailed applications for development will also need to demonstrate a subdivision concept which is consistent with the relevant environmental planning instrument and responsive to best practice urban design principles.

Objectives

- a. To encourage a range of lot sizes and densities to meet the needs of a growing community.
- b. To provide lots with areas and dimensions which are capable of accommodating future dwellings and associated infrastructure or outbuildings.
- c. To promote principles of energy efficient design and maximise opportunities for energy efficiency for future dwellings.
- d. To encourage future lots with areas and dimensions which consider and respond to environmental features and site constraints.

Controls

- Future lots created for the purpose of a dwelling house must comply with Clause 4.1 and the Lot Size Map of the *Greater Hume Local Environmental Plan 2012*.
- Subdivision layout is to create a legible and permeable street hierarchy that is responsive to existing conditions of the property and solar design principles.
- Residential lots should be generally rectangular in geometry where possible.
- Subdivision layout is to be designed to encourage future dwellings to front a main internal road.
- Use of battle-axe lots are to be minimised. Any proposal to create a battle axe lot must demonstrate that there would be no alternative due to site constraints or characteristics of the proposed subdivision.



Map 2 - Master Plan

02 Development Controls

02.4 Road Network

The adopted Master Plan sets out the preferred future road reserve alignment throughout the study area, and intends to provide for a continuous network through existing parcels. Within the future reserves, new roads are to comprise sealed urban low density type roads with table drain services.

Objectives

- a. To establish a framework of interconnected streets providing safe, convenient and clear access within and beyond the Precinct.
- b. To ensure the creation of a road and street network which responds to the expected capacities.
- c. To facilitate energy efficient development outcomes by defining suitable road and lot orientations.
- d. To establish new intersections in safe and convenient locations and of a standard capable of accommodating expected traffic movements.
- e. To contribute to the creation of attractive streetscape.

Controls

- New internal roads are to be designed in accordance with the relevant Guidelines for subdivisions and development in Greater Hume Shire
- Road reserves should be a minimum of 20 metres, in accordance with a 'Local Access' road type (see inset plan at DCP Map 3).
- All lots are to be provided with access to a public road.
- Easements for access will only be considered in extraordinary circumstances.
- New intersections will be supported in those locations identified by the adopted Master Plan.
- A Traffic Impact Assessment and Traffic Management Plan is to be provided where an intersection is proposed in an alternate location to that identified by the adopted Master Plan.
- A 20 metre access handle or road reserve is to be provided to the RU4 balance within the western lot.
- Pathways should be provided along Pioneer Drive and Urana Road.

02.5 Utilities & Infrastructure

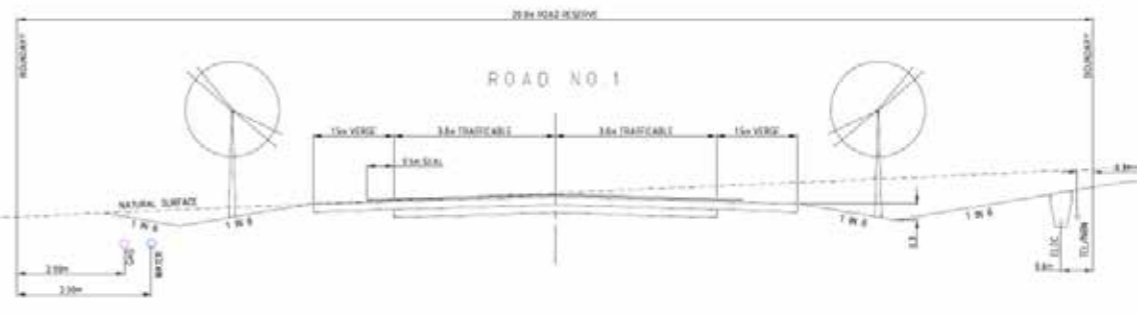
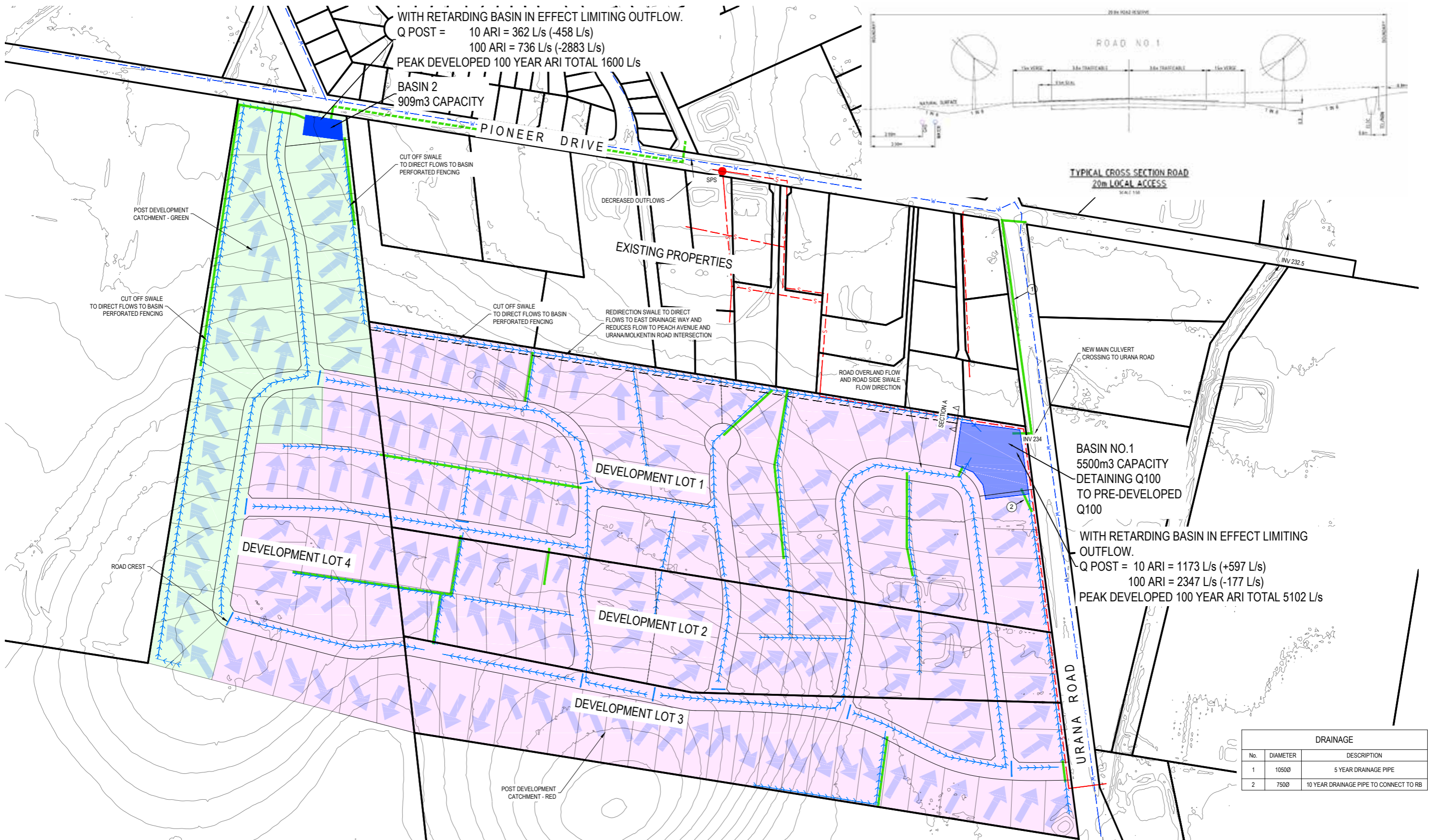
The extent of future infrastructure is determined based on the development and density of the precinct being for low density residential purposes. The controls below aim to ensure that a suitable provision of constructed infrastructure as part of the future development, and that these services are capable of accommodating the expected residential densities. Essential services required for future development comprise reticulated water and sewer, drainage, electricity and telecommunications.

Objectives

- a. To ensure all required utilities and infrastructure for the development can be provided.
- b. To provide a suitable level of infrastructure and service provision for low density residential development.
- c. To ensure efficient extension and construction of infrastructure capable of accommodating the loads of future development.

Controls

- All lots are to be provided with connection to potable water and sewerage services, in accordance with Council's requirements as the relevant water and sewerage authority.
- Reticulated water supply is to be provided in accordance with the relevant Guidelines for subdivisions and development in Greater Hume Shire.
- Details shall be provided by the applicant, demonstrating that any subdivision proposal is generally in accordance with the drainage requirements of the Drainage and Services Plan. Applicants are encouraged to include use of water sensitive urban design measures to maximise the re-use of stormwater and/or reduce the rate of flow from the property.
- To ensure the delivery of an integrated stormwater management systems, Council may consider temporary drainage provisions in circumstances where primary drainage systems (i.e. detention) is shown in later stages and the applicant can demonstrate a suitable temporary solution.
- Applicants should discuss servicing requirements for electricity, telecommunications and natural gas with relevant service providers.



DRAINAGE		
No.	DIAMETER	DESCRIPTION
1	10500	5 YEAR DRAINAGE PIPE
2	7500	10 YEAR DRAINAGE PIPE TO CONNECT TO RB

LEGEND

OPEN DRAIN OR ROAD SIDE SWALE AND FLOW PATH
 PIPED DRAINAGE
 RETARDING BASIN

Map 3 - Drainage and Services Plan

02 Development Controls

02.6 Landscaping

Future development of the land should make use of existing landscape features, as well as introducing new elements along streets and within reserves to present a high quality residential context, enhance the low density landscape setting of the precinct and to assist with residential amenity.

Objectives

- a. Encourage the use of species that will contribute to an increase in biodiversity values of the site.
- b. Encourage applicants to retain and incorporate existing landscape features wherever possible within the subdivision design.

Controls

- New consistent street tree plantings are to be provided as part of new subdivision development. Preference should be given to native species and those with low water requirements.
- Consideration should be given to retaining significant existing trees, or groups of trees, wherever possible. These may be contained within residential lots, new road reserves and other reserves.
- Opportunities for re-vegetation, particularly as buffer or screening plantings, should be considered during the subdivision process to enhance visual and landscape amenity.

02.7 Interface Considerations

The study area serves an important gateway role for Jindera that must be enhanced and improved as the township continues to expand to the south.

Objectives

- a. To assist in facilitating an appropriate and aesthetic interface between buildings and major road corridors.
- b. To ensure future development of the land does not impact upon the function of Urana Road.

Controls

- Open post and wire or post and rail fencing is to be constructed along lot boundaries interfacing with Urana Road or Pioneer Drive.
- A minimum 5 metre wide landscaping strip is to be established within any lots addressing Urana Road or Pioneer Drive.