

35 ECO-INFO – RURAL DWELLING

Edited: 20/12/01

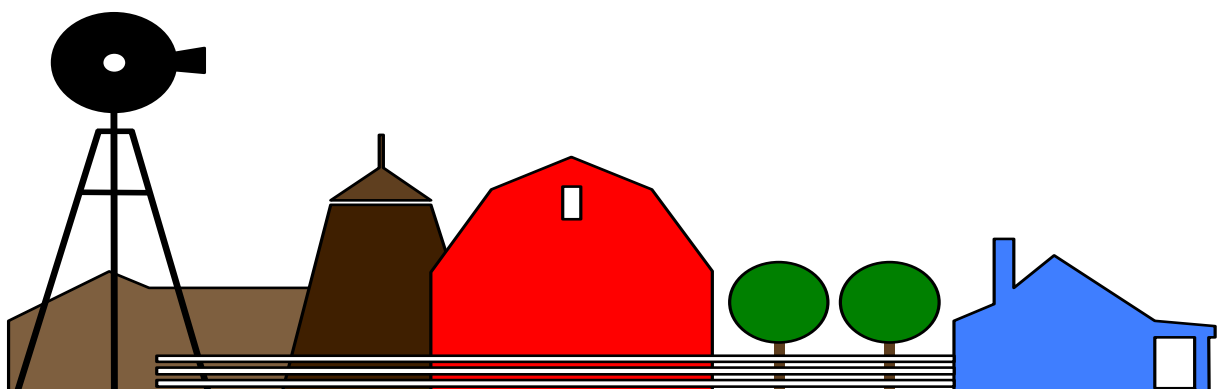
WHAT IS A RURAL DWELLING?

A “rural dwelling” means a room or number of rooms occupied or used, or so constructed or adapted as to be capable of being occupied or used, as a separate domicile in a rural area.

APPLYING FOR A RURAL DWELLING

In many situations a development application to erect a rural dwelling on land will require extensive supporting documentation to demonstrate suitable dwelling sites exist. The following information must therefore be submitted in support of a development application to Council for a rural dwelling.

- Site analysis to ensure the location of the building envelope and design of the proposal is of high quality and sensitive to its environment taking into consideration neighbouring development and land uses such as chicken farms, orchards, other farming activities, or any other natural or physical constraint on the site.
- A site plan, to scale, with identified North Point contours illustrating the location and dimensions of nominated building envelopes, all features for at least 10 m in all directions and their proximity to natural features of the land and existing trees.
- Details of proposed access roads and driveway to the dwelling site and any clearing associated with the provisions of access or utilities.
- A Statement of Environment Effects outlining the likely impacts of the proposal and the mitigation measures proposed to ameliorate these impacts.
- Details of servicing (eg water, electricity, telephone and effluent disposal).
- If the quantity of soil, rock or demolished structure material to be removed from the site exceeds 20 tonnes or the cost of the development exceeds \$1million, a Waste Management Plan detailing methods of waste minimisation, onsite construction waste management, separation/sorting of waste streams, recycling proposed and methods of disposal
- If onsite sewage disposal is required, the submission of a soil permeability report in accordance with the provisions of Development Control Plan No 65 – Domestic Wastewater Disposal and an assessment by a suitably qualified person as to the land’s capacity to treat wastes resulting from the development. The assessment should address the Environmental and Health Protection Guidelines for on-site sewerage management for single households.



In addition the following may be necessary depending on your individual circumstances.

If in a potential bushfire area, the submission of a detailed Bushfire Threat Assessment to be carried out by a suitably qualified person.

The submission of an ecological assessment prepared by suitably qualified professional outlining:

- the dwelling and effluent disposal area

- associated clearing on threatened species, populations.

-development on ecological communities, or their habitats.

- required final reduction zones.

-construction and emergency access requirements.

If the proposed house site has native vegetation, the ecological assessment will need to include an “eight part test” pursuant to the provisions of Section 5A of the Environmental Planning and Assessment Act 1979 (as amended) and a Vegetation Management Plan.

Soil and water management plan produced by a suitably qualified person to minimise sedimentation and erosion during construction and taking into account storm water disposal as well as effluent disposal needs post construction.

Aboriginal or European Heritage assessment if there are any registered items on sites of significance on the land. In addition, if the land area exceeds prescribed sizes, Council will require a general aboriginal site survey carried out in accordance with National Parks and Wildlife Service standards.

Construction details including the foundation strategy for the proposed dwelling.

Potential builders should be aware that some properties in rural areas are very steep, with poor access, high risk of bush fire, are heavily vegetated and can provide habitat for rare and endangered plants and animals and therefore may not have suitable sites for the erection of rural dwellings.

While no guarantee can be given by Council prior to determination of any application, the provision of appropriately researched information up front will ensure rapid resolution of issues.

Applicants should have regard for Council’s Development Control Plan 48 - Rural Dwellings and Development Control Plan 99 Building Lines. Further the requirements and guidelines detailed in Council’s Draft Development Control Plan 100 - Quality Housing, should be taken into consideration.

If you have any questions regarding the information on this Eco-Info Fact Sheet, please contact Council's Customer Service Centre on (02) 4350 5555.