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5 RURAL ZONE

This Chapter applies to development that is proposed in the RU1 Primary Production zone. The RU1 zone permits, with the consent of Council, a broad variety of developments. These developments include bed and breakfast accommodation, eco-tourist facilities, cellar door premises, community facilities, dwelling houses, freight transport facilities, heavy industries, information and educational facilities, turf farming, veterinary hospitals and many more.

Given the wide range of developments permissible, the controls within this chapter aim to give general guidance to development within this zone. It is important to note that Council will also assess development applications in accordance with relevant best practice documents, guidelines and policies relating to the type of development proposed and the likely impact on the natural or built environment. Each application will be considered on the individual merits of the proposal and the site.

Where consent is required for development on land within a rural zone, the development application will be assessed on its ability to meet:

- The zone objectives and applicable provisions of the LEP.
- Environmental Planning and Assessment Act, including the provisions of Section 79C.
- The provisions of the Murray Regional Environmental Plan No 2—Riverine Land.
- Any other applicable State Environmental Planning Policies.
- Relevant objectives and controls in this DCP.
- Relevant best practice guidelines and policies.

Note: It is important that development complies with all relevant Chapters of this DCP. Applicants should check each Chapter and address all relevant controls.

5.1 RURAL DWELLINGS

The following controls apply to dwellings that are permissible with consent under the provisions of the LEP 2013 or LEP 1997 within a rural zone.

Objectives

- a. Protect the agricultural productivity of the land.
- b. Encourage dwellings and farm buildings to be located in clusters for the efficient provision of services and to maximise the productivity of agricultural land.
- c. Ensure safe and convenient access.
- d. Ensure the conditions of the site will support an on-site sewage management system where required.
- e. Encourage energy efficient dwellings.

Controls

1. Dwellings are to be located in a position that will minimise potential conflicts with activities associated with primary production on adjoining or adjacent farms. A new dwelling must not interfere with an adjoining or adjacent property's ability to farm.
2. Dwellings must be constructed in a location that is suitable for construction and occupation.
3. Dwellings must be constructed in a location capable of accommodating an on-site sewage management system or connection to Council's sewerage system where available. An on-site sewage management system shall be located a minimum of 60m from a river, creek, channel or like, watercourse, dam or bore.

Note: The installation of an on-site sewage management system requires a separate application to Council under section 68 of the Local Government Act 1993.

4. The location of new dwellings must provide adequate setbacks from the banks of creeklines and the Edward River.
5. Dwellings must have access to adequate water supply, electricity and telephone services.

Note: Adequate water supply may include access to Council's water supply system or the use of rainwater tanks.

6. The location of new access points must achieve adequate sight lines.
7. Orientate dwellings to maximise the northern aspect of living areas.

5.2 OTHER DEVELOPMENT

5.2.1 Access and Parking

Objectives

- a. Ensure safe and convenient access suitable for the proposed development.
- b. Ensure that adequate parking is provided on site for visitors and staff.
- c. Ensure that car parking facilities do not detract from the visual amenity of the area.
- d. Ensure that adequate provision is made for safe and convenient loading and unloading on site.

Controls

1. The number of car parking spaces provided on the development site shall be in accordance with Chapter 12 - Car Parking.
2. The required off-street car parking provision is to include a minimum of one (1) space for persons with a disability. An additional one (1) space is to be provided per 33 spaces or part thereof.

Note: Dimensions and design of parking for people with disabilities must satisfy the current Australian Standard AS 2890.6 – Parking Facilities – Part 6: Off-Street Parking for People with Disabilities.

3. Car parking spaces must be clearly indicated on plans submitted with a development application for development within a rural zone.
4. Car parking spaces must be sited in a safe and convenient location on site.
5. Stacked car parking is generally not permitted.
6. Car parking areas, access driveways and vehicle movement areas are to be constructed of impervious materials. This may include suitably compacted gravel or road based material.
7. The location of new access points must achieve adequate sight lines.
8. All vehicles must be able to enter and leave the site in a forward direction.
9. Adequate area must be provided on site to allow for access and manoeuvrability of all vehicles likely to access the site for the operation of the proposed development.

Note: Council may request a plan showing the turning circles of vehicles likely to access the site.

10. A dedicated area for loading and unloading must be provided on site where delivery vehicles will not conflict with visitor vehicular movements. The size of the loading and unloading area must be suitable for the type and size of vehicles that will be utilising the area.
11. A development application must include details of the frequency and types of vehicles that are likely to access the site during the operation of the proposed development.
12. A Traffic Impact Study may be required for larger developments, such as and not limited to, eco-tourist facilities and recreation facilities where adverse local traffic impacts may be generated by the development.

Note: The Traffic Impact Study is to include an assessment of:

- **The likely vehicle type, volume and frequency of traffic to be generated by the development, and**
- **The suitability of the construction and condition of roads in the locality, and**
- **The safety and efficiency of the proposed access arrangements.**

5.2.2 Landscaping

Objectives

- a. Promote visually attractive recreation zones with landscaping to enhance the natural beauty of the zone.
- b. Encourage landscaping that can be effectively maintained for the life of the development.
- c. Provide shade in car parking areas in new larger commercial developments.
- d. Promote the use of plant species that are indigenous, low maintenance and drought resistant.

Controls

1. A landscaping plan must be submitted to Council with development applications for new development within a rural zone except for dwellings and rural workers dwellings.

Note: Council may require a bond for the landscaping component of the development to ensure that the landscaping works are completed. Please refer to Council annual fees and charges for the bond amount required.

2. Landscaping and other screening methods are to be utilised to assist new developments to blend into the rural landscape.

3. Larger developments such as eco-tourist facilities, recreation facilities or the like must include landscaping to provide shade to car parking areas and to soften the appearance of hardstand areas.
4. Due consideration must be given to plant species utilised in landscaping. Wherever possible low maintenance native plant species are to be utilised, with preference given to drought tolerant species.
5. Where a proposed car park will provide ten (10) or more spaces suitable landscaping must be provided within the car park.

Note: Suitable landscaping within a car park includes, but is not limited to, the planting of a shade tree for every five (5) car parks.

5.2.3 Building Appearance and Design

Objectives

- a. To maintain and enhance the visual amenity of the zone.
- b. To ensure that the design of a development incorporates the principles of Crime Prevention Through Environmental Design (CPTED) to deter criminal activity.
- c. To ensure site layout enhances personal safety and minimises the potential for fear, crime and vandalism.

Controls

1. Main building façade and entry must address the primary street frontage and present attractive elevations to public places.
2. Building exteriors must use high quality non-reflective materials and finishes.
3. Proposed new buildings must not present large areas of blank walls. Visual interest can be incorporated through the use of varied materials and colours, windows or building articulation.
4. The design of proposed new buildings, additions or alterations must give due consideration to Crime Prevention Through Environmental Design (CPTED) principles.

Note: The Crime Prevention Through Environmental Design (CPTED) program uses principles such as surveillance, territorial reinforcement, access control and space management to deter criminal activity and enhance personal safety.

Natural surveillance allows people to see what others are doing as a means to deter the potential for crime.

Access control utilises physical and perceived barriers to manage movements so that opportunities for crime are minimised.

Territorial reinforcement involves encouraging the “ownership” of public spaces to increase activity in the space and encourages people to help prevent crime.

Space management involves maintaining attractive public spaces so that they are more likely to be well used.

5.2.4 Outdoor Areas

Objectives

- a. Maintain and enhance the visual amenity of the zone.
- b. Ensure that adjoining properties are not affected by dust generation.

Controls

1. Unsightly materials stored on a vacant or developed site within view of a public road must be screened by either landscaping, appropriate fencing or a decorative feature wall.
2. Outdoor storage and work areas must be suitably surfaced to reduce dust being produced by vehicle movements.

5.2.5 Waste and Trade Waste

Objectives

- a. To ensure that each development provides an area on site for the storage of waste that is conveniently located and large enough for the scale of development.
- b. To ensure that waste storage areas do not detract from the streetscape and visual amenity of the neighbourhood.
- c. Protect Council’s sewerage works and associated assets.
- d. Maximise opportunities for reusing treated effluent.

Controls

1. A waste storage area must be provided on-site for all development.
2. The waste storage area must be in a location that is convenient for users and waste collection contractors.
3. The size of the waste storage area must be appropriate for the nature and scale of development.
4. The waste storage area must be appropriately screened from view of the street by the use of attractive fencing or landscaping.
5. A trade waste agreement must be made with Council where liquid waste will be disposed to Council's sewerage system.

Note: Please contact Council's Technical Services Department for more information.

5.2.6 Impacts on Surrounding Land

Objectives

- a. To ensure that development in the open space zones are suited to the site considering the nature of the development and surrounding land uses.
- b. To protect the amenity of surrounding residential areas.
- c. To ensure that the hours of operation do not generate land use conflicts with neighbouring properties.

Controls

1. The proposed development must not unreasonably affect surrounding properties by way of any type of pollutant such as noise and vibration, air emissions, dust, water pollution or odour.

Note: Where required, mitigation measures can be incorporated into the design of new development to reduce the impact on surrounding properties.

2. The hours of operation for a proposed development must not significantly impact the amenity of neighbouring residential areas.

5.3 RURAL SUBDIVISION

Objectives

- a. Promote and protect the agricultural productivity of rural lands.
- b. Ensure efficient and economical provision of services and infrastructure.
- c. Ensure the subdivision of land minimises the potential for land use conflicts.

Controls

1. Lots within the RU1 zone must, at minimum, have all weather two wheel drive access to a public road.
2. Existing access points must be utilised where possible.
3. Lot boundaries must follow existing fence lines and respect natural features of the site where possible.
4. Minor boundary adjustments that facilitate the efficient use of agricultural land will generally be supported.
5. New roads must be constructed to the requirements of Council.

Note: Applicants should seek the advice of Council's Technical Services Section where a subdivision application will include the construction of a new road.

6. The location of new roads must not disturb significant environmental features of the land.
7. Written notification must be provided to Council from telephone and electricity network providers stating that the proposed development will not exceed the capacities of the networks.

NOTE: Relevant providers of electricity and telephone services should be contacted for their servicing requirements.