

Upper Hunter

Development Control Plan 2015

PART 7: RURAL DEVELOPMENT

(THIS PART IS AN EXTRACT OF THE
*UPPER HUNTER DEVELOPMENT CONTROL
PLAN 2015*, WHICH CONTAINS 13 PARTS)



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Outline

Part 7 Rural development

Explanatory outline

Part 7 specifies outcomes, design guidelines and other requirements relating to development in rural areas. There are separate sections for each of the following matters:

7a Rural development - general

7b Rural dwellings

7c Rural industry & intensive agriculture

Note: see also sections **8a Tourist & visitor accommodation** and **8c Wind energy systems** for requirements specific to these activities.

7a Rural development - general

Explanatory outline

Section 7a specifies outcomes, design guidelines and other requirements relating to development in rural areas generally. The following matters are covered:

- siting considerations
- general building design
- building height
- building setbacks
- building materials
- farm buildings
- basic amenities for farm buildings
- bushfire
- groundwater
- riparian land
- access and car parking
- water supply
- on-site sewerage management
- telecommunications and electricity

Note: see also sections **8a Tourist & visitor accommodation** and **8c Wind energy systems** for requirements specific to these activities.

7a Rural development - general

7a.1 Application of this Part

This section applies to development described in Column 1 when carried out on land described in Column 2.

Column 1: Type of development	Column 2: Applicable land
Any development that requires development consent. Does not apply to proposals for which a complying development certificate is sought under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.	Land within the following zones: <ul style="list-style-type: none"> • RU1 Primary Production • RU3 Forestry • RU4 Primary Production Small Lots • E3 Environmental Management.

7a.2 Relevant planning instruments & legislation

The following environmental planning instruments or other legislation are relevant to development to which this section applies:

- *Upper Hunter Local Environmental Plan 2013*

7a Rural development - general

Further planning instruments and legislation may also be relevant. In the event of any inconsistency, the above listed instruments will prevail over requirements or criteria contained in this section.

7a.3 Definitions

The following terms defined in the Dictionary are relevant to this section:

- building height
- relocated dwelling
- licensed water supply
- setback
- water storage

7a.4 Objectives

The objectives of this section are to:

- ensure building design that is compatible with the rural character of the area and does not detract from the natural or rural setting of the site
- ensure that development is sympathetic to the environmental qualities and environmental capability of the land
- ensure that development respects the scenic qualities of the site and the local area
- minimise the disturbance of land and preserve natural landforms
- ensure that developments have adequate regard for site topography
- ensure that development does not dominate the surrounding landscape and is visually unobtrusive
- provide rural building setbacks that complement the rural character of the area
- ensure that rural development is located to minimise impacts on public places and existing and future land uses on adjoining land
- maintain and enhance water quality in rural areas through protecting water courses from development and incorporating appropriate water and soil management
- recognise the risk of bush fires and to incorporate into the development measures to avoid or mitigate the threat of bush fire
- protect the privacy of and solar access to neighbouring properties
- minimise impacts on the visual amenity and privacy of adjoining development
- ensure that adequate car parking and access is provided to service new rural development
- ensure that farm buildings and structures have regard to the environmental constraints and scenic qualities of the site and do not impact on the visual amenity of surrounding properties
- ensure that buildings and other structures do not dominate the surrounding landscape.

7a Rural development - general

7a.5 Supporting plans & documentation

Development applications that are subject to this section should be supported by the following plans and documentation.

Item	When required	Plans or information to be provided
A. General requirements	All applications	Refer to section 2c Lodging a development application .
B. Servicing strategy	All applications	<p>Provide evidence of satisfactory arrangements for the provision of the following services to the development:</p> <ul style="list-style-type: none"> • water supply – including domestic water supply, fire fighting provisions and any supply licensed under the <i>Water Management Act 2000</i> • sewerage disposal • electricity • telecommunications. • waste removal. <p>Please discuss site-specific requirements with council officers.</p>
C. Shadow diagram	Applications that potentially involve overshadowing of the proposed development, or of adjoining or nearby development.	<p>A plan illustrating:</p> <ul style="list-style-type: none"> • extent of shadows cast by existing and proposed buildings, including buildings on adjoining land. • position of existing and proposed buildings on the site. • shadows cast by existing and proposed buildings at the winter solstice (22 June) for 9am, 12noon and 3pm.
D. Soil & water management plans or reports	Applications for which soil and water management plans or reports are required (refer to section 11f Soil & water management)	<p>Prepare applicable soil and water management plans or reports, as specified in section 11f Soil & water management. These could include:</p> <ul style="list-style-type: none"> • cut and fill details. • erosion and sediment control plan (ESCP) • erosion and sediment control strategy (ESCS) • soil and water management plan (SWMP) • comprehensive water cycle strategy (CWCS).
E. Geotechnical hazard & salinity assessment	Applications potentially subject to geotechnical hazards (refer to section 10c Geotechnical hazard)	Include the matters required under section 10c Geotechnical hazard .
F. Flooding report	Applications that relate to flood prone land	Include the matters required under section 10a Flood risk .
G. Bushfire assessment report	Applications that relate to Bush Fire Prone Land	Prepare a Bushfire Assessment Report in accordance with the current version of <i>Planning for Bush Fire Protection</i> , as specified in section 10b Bushfire risk

7a Rural development - general

Item	When required	Plans or information to be provided
H. Flora & fauna assessment report	Applications that relate to land with high biodiversity values, or that require significant disturbance or removal of native vegetation or potential habitat for native species (refer to section 11b Biodiversity conservation).	Include the matters required under section 11b Biodiversity conservation .
I. Acoustic report	Applications involving the potential for noise impacts on adjoining development.	Include the matters required under section 11i Buffer areas
J. Heritage, aboriginal cultural heritage or archaeological plans & reports	Applications that will potentially impact on land that is listed as or contains: <ul style="list-style-type: none"> • a heritage item • a heritage conservation area • an archaeological site • an Aboriginal object • an Aboriginal place of heritage significance. 	Include the matters required under section 9a Heritage conservation .
K. Additional information relating to a specific type of rural development	More specific information may be required for particular types of rural development.	Include the matters required under relevant sections (refer to section 7b Rural dwellings and 7c Rural industry & intensive agriculture).

7a.6 Assessment criteria

A performance-based approach will be adopted in the assessment of development applications. Applications will be assessed according to the extent to which the outcomes specified in the left-hand column of the following table will be satisfied or achieved by the design, construction or operation of the proposal.

The design guidelines specified in the right-hand column indicate design and best practice solutions by which the required outcomes can be met. They do not preclude other solutions that may be suitable under particular local circumstances. All proposals will be considered on merit.

Outcomes to be achieved

Design guidelines

A. Siting considerations

- | | |
|--|--|
| <ul style="list-style-type: none"> ■ Development responds to the site topography. ■ All buildings are sited on land identified as being suitable for construction and free from geotechnical hazards, contamination, flooding and bushfire risk. ■ A suitable buffer between rural dwellings and agricultural operations on adjoining land is provided, in accordance with section 11i Buffer areas. | <ul style="list-style-type: none"> • Development should be sited in areas with the least topographical constraints (that is, not on steep slopes). • Development should minimise cut and fill and buildings can be stepped with the slope of the land. |
|--|--|

7a Rural development - general

Outcomes to be achieved

Design guidelines

B. General building design

- Development is consistent with the rural character of the area, including roof pitch, colours, materials, textures and window placement.
 - The privacy of neighbouring dwellings is reasonably retained.
 - Views from neighbouring dwellings is not reasonably obstructed.
 - All structures are designed having consideration to:
 - the topography and landscape features of the site.
 - energy efficiency.
 - bush fire risk.
 - Particular consideration is given to building location, form, colour and construction materials.
- All external finishes shall be of tones similar to those inherent in the landscape. Generally all buildings, ancillary structures, including sheds, garages and water tanks are to be of natural earthy colours in the mid tonal range or darker and are to be of a non-reflective finish.

C. Building height

- The height of all buildings and structures respects the rural character of the area.
- The roof line of the building does not protrude above the natural ridge or tree lines when viewed from public areas and roads.

D. Building setbacks

- To preserve the rural amenity.
 - To ensure farm buildings are sited such that they are not impacted by dust generated from unsealed public roads.
- Buildings are set back to roads and side and rear boundaries as shown in Table 13: Minimum Structure Setbacks - Rural and Environmental Management Zones.

E. Building materials

- Building colours and materials do not result in adverse impacts to surrounding development.
 - External colours and finishes are harmonious with the surrounding natural or rural environment.
- Use natural colours, muted and earth tones for large surfaces including walls and roof.
 - Avoid use of highly reflective glass, metal cladding (such as Zinalume) and plastics on the exterior of buildings to prevent glare nuisance to surrounding properties. Use factory pre-coloured materials with low reflective properties.

F. Farm buildings

- Farm buildings do not dominate the rural landscape.
- Farm buildings and structures shall be set back a minimum of 50 metres from a dwelling on an adjoining property.
 - Farm buildings should not be located on prominent ridgelines or knolls or close to property boundaries.
 - The design of farm buildings should be in keeping with the character and design of typical rural buildings in the area.

G. Basic amenities for farm buildings

- Farm buildings should not incorporate any internal partitions or amenities that could be adapted for residential use.
- An amenities outbuilding consisting of a toilet, tub/hand basin and shower may be permitted in a separate outbuilding not attached to the farm building and having

7a Rural development - general

Outcomes to be achieved

Design guidelines

an area of up to approximately 10 square metres.

- Where an amenities outbuilding is provided, the development must consider the provision of section **11g On-site waste water management**. The system is installed and fully operational prior to use of the amenities.
- The amenities outbuilding is located clear of any likely site flooding
- A rainwater storage tank with a minimum storage capacity of 20,000 litres is provided

H. Bushfire

- The development considers the provisions of section **10b Bushfire risk**.

I. Groundwater

- The development considers the provisions of section **11d Groundwater protection**.

J. Riparian land

- The development considers the provisions of section **11c Riparian land & watercourses**.

K. Access & car parking

- The development considers the provisions of section **12a Access & vehicle parking**.
- Direct two-wheel drive all-weather access is provided from the site to a public road.
- Entry gateways/grids are set back from the front boundary and fence splayed to allow vehicles to pull up off the public road carriageway.
- New access driveways do not compromise the safety of road users.
- The environmental impacts and ongoing maintenance costs of access roads and driveways are minimised.
- Access driveways connecting with a sealed road are sealed from the existing road seal to the boundary alignment (boundary of road reserve) to minimise gravel being deposited on the road surface.
- Internal access roads may require a two coat dust seal surface treatment in circumstances where there is likely to be an adverse impact on adjoining land uses or environmentally sensitive areas (for example, waterways, wetlands).
- Rural property accesses and internal roads are designed so that sediment laden stormwater run-off does not discharge down the access road and onto public roads or cause soil erosion and sedimentation. The development considers the requirements of section **11f Soil & water management**.

7a Rural development - general

Outcomes to be achieved

Design guidelines

L. Water supply

- The development is provided with a suitable water supply, if relevant.

Note: requirements for water supply for dwellings are included at section 7b Rural dwellings.

M. On-site sewerage management

- The development considers the provisions of section 11g On-site waste water management, if relevant.

N. Telecommunications & electricity

- The development is provided with a suitable telecommunications and electricity supply if relevant.

Table 13: Minimum Structure Setbacks - Rural and Environmental Management Zones

Zone	Road Frontage	Side/Rear minimum setback
RU1 Primary Production	50 m to bitumen sealed road	30 m
RU4 Primary Production Small Lots	100 m to unsealed road	
E3 Environmental Management	50 m to bitumen sealed road 100 m to unsealed road	30 m

7b Rural dwellings

Explanatory outline

Section 7b outlines assessment criteria for rural dwellings. These criteria are *in addition to* those in section **7a Rural development - general**. The following matters are covered:

- siting near major roads or railway
- general building design
- water supply
- on site sewerage management
- solid waste management
- rural dual occupancy and secondary dwellings
- rural workers' dwellings
- relocated dwellings
- ancillary structures such as garages and fences
- temporary occupation of farm buildings
- temporary occupation of caravans during dwelling construction.

Note: these criteria do not apply where approval is sought by way of a complying development certificate under *SEPP (Exempt and Complying Development) Codes 2008*. In such cases, the criteria under that SEPP will apply instead.

7b Rural dwellings

7b.1 Application of this section

This section applies to development described in Column 1 when carried out on land described in Column 2.

Column 1: Type of development	Column 2: Applicable land
<ul style="list-style-type: none"> • dwelling houses (including relocated dwellings) • dual occupancies • rural workers' dwellings • secondary dwellings. 	Land within the following zones: <ul style="list-style-type: none"> • RU1 Primary Production • RU4 Primary Production Small Lots • E3 Environmental Management

Does not apply to proposals for which a complying development certificate is sought under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

7b.2 Relevant planning instruments & legislation

The following environmental planning instruments or other legislation are relevant to development to which this section applies:

- *Upper Hunter Local Environmental Plan 2013*
- *Local Government Act 1993*

Further planning instruments and legislation may also be relevant. In the event of any inconsistency, the above listed instruments will prevail over requirements or criteria contained in this section.

7b Rural dwellings

7b.3 Objectives

The objectives of this section are to:

- ensure suitable amenity is provided to dwellings adjacent to major roads and railways
- enable rural workers' dwellings to be provided to promote and support viable agricultural production.
- ensure all dwellings are compatible with the rural character of the area
- ensure relocated dwellings complement and enhance the overall amenity and character of the area in which they are to be located

These objectives are in addition to those specified in section 7a Rural development - general.

7b.4 Supporting plans & documentation

Development applications that are subject to this section should be supported by the following plans and documentation.

Item	When required	Plans or information to be provided
A. General requirements	All applications	Refer to section 2c Lodging a development application.
B. Rural development – general requirements	All applications	All relevant requirements specified in section 7a Rural development - general.
C. BASIX Certificate	All applications where relevant	Refer to <i>UHSC Application Guide</i> regarding BASIX certificates and also to the on-line assessment at www.basix.nsw.gov.au
D. Rural workers' dwelling report	Applications for rural workers' dwellings	<p>A report and plans demonstrating:</p> <ul style="list-style-type: none"> • that the existing or future uses of the land are of a nature and scale that will require the ongoing employment of additional rural workers on a permanent or seasonal basis. A Business Plan demonstrating this need should be submitted. • that the nature of the existing or future uses of the land is such that, if workers would be required to live off-site, there would be a significant adverse impact to the relevant agricultural or rural industry. • that the number of proposed rural worker's dwellings is compatible with the nature and scale of existing or future uses of the land,. • that the proposed dwelling will be located on the same lot as the principal residence and share a common access to a public road.
E. Relocated dwelling report	Applications for re-located dwellings	<p>A report and appropriate plans indicating:</p> <ul style="list-style-type: none"> • a description of the dwelling to be moved • the location of the dwelling at present and its age • photographs of each elevation of the building at its current address • dimensioned elevation drawings • the location to which the building is to be moved • details and specifications of all new work including footings, repairs, alterations, renovations and the installation of services

7b Rural dwellings

Item	When required	Plans or information to be provided
F. Acoustic report	Applications for land adjacent to a rail corridor	<ul style="list-style-type: none"> • schedule of existing building materials and condition • details of termite protection, bracing and tie down • A report from a qualified structural engineer: <ul style="list-style-type: none"> - certifying that the existing building is able to withstand the wind loads and specifying any additional wind bracing and tie-down necessary to ensure the structural integrity of the relocated dwelling. This is only required where the dwelling is to be relocated into an area of high wind velocity i.e. N2, N3, AS 4055-Wind Loads for Housing. - specifying the proposed method of rejoining the various sections of the structure. - specifying whether any dilapidated or rotted structural members or cladding is to be replaced. - specifying the method of support of any existing concrete floor/s within the building. - Certifying that the existing building is able to be relocated.

7b.5 Assessment criteria

A performance-based approach will be adopted in the assessment of development applications. Applications will be assessed according to the extent to which the outcomes specified in the left-hand column of the following table will be satisfied or achieved by the design, construction or operation of the proposal.

The design guidelines specified in the right-hand column indicate design and best practice solutions by which the required outcomes can be met. They do not preclude other solutions that may be suitable under particular local circumstances. All proposals will be considered on merit.

Outcomes to be achieved

Design guidelines

Rural dwellings generally

Note: these requirements are in addition to those in section 7a Rural development - general.

A. Siting

- Setbacks meet the minimum requirements under Table 13: Minimum Structure Setbacks - Rural and Environmental Management Zones.
 - The siting of dwellings adjacent to a rail corridor or the New England Highway takes into account the proximity of the railway or highway and associated acoustic and visual issues
- Setback from intermittent or permanent watercourses is 50 m.

Note: see also SEPP (Infrastructure) and Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning, 2008).

7b Rural dwellings

Outcomes to be achieved

Design guidelines

B. General building design

Note: these requirements are in addition to the building design issues specified in section 7a Rural development - general.

- Habitable buildings are designed in accordance with solar design and energy efficiency principles.
- Dwellings are constructed of materials that are compatible with the bush fire risk.
- Dwellings are constructed in accordance with any appropriate Australian Standard (refer to section 10b Bushfire risk).
- The scale, form and external finish of buildings recognises the rural vernacular style of country dwellings.

- Dwellings should be designed to locate living rooms to take advantage of winter solar radiation whilst minimising the extent that summer solar radiation enters windows on the northern and western facades of the buildings.
- Verandas (including front and side where appropriate) are encouraged, with the depth of verandas in proportion to the main building.

C. Water supply

- Each dwelling is provided with roof water storage tanks having a capacity of not less than 100,000 litres. This water may be used principally for domestic and potable use but may encompass water storage tanks dedicated for fire fighting purposes.
- Each dwelling is to provide water storage dedicated for fire fighting purposes and access to that water as required by Planning for Bush Fire Protection 2006.

D. On site sewerage management

- The development considers the provisions of section 11g On-site waste water management.

Secondary dwellings

E. Secondary dwellings

Note: provisions regarding secondary dwellings are specified in Upper Hunter LEP 2013 clause 5.4(9) 'Controls relating to miscellaneous permissible uses- Secondary dwellings'.

- Secondary dwellings should be:
 - on the same lot as the principal dwelling.
 - share a common access with the principal dwelling.
 - sited within 100 metres of the principal dwelling.
 - behind the building line of the principal dwelling to a public road.

Rural workers' dwellings

F. Rural workers' dwellings

Note: provisions regarding rural workers' dwellings are specified in Upper Hunter LEP 2013 clause 4.2C Erection of rural workers' dwellings in Zone RU1 and Zone RU4.

- The number of proposed rural workers' dwellings is compatible with the nature and scale of existing or
 - Rural workers dwellings should only be provided where there is a genuine need to accommodate a rural worker by reason that:
 - the existing or future uses of the land are to be of a nature and scale that will require the ongoing employment of additional rural workers on a permanent or seasonal basis;

7b Rural dwellings

Outcomes to be achieved

- future uses of the land,.
- Rural workers' dwellings must share a common access to a public road with the principal dwelling or other existing dwellings on the site.
- The design of rural workers' dwellings is compatible with surrounding development and the rural character and scenic qualities of the area.

Design guidelines

- and
- the nature of the existing or future uses of the land is such that, if workers would be required to live off-site, there would be a significant adverse impact to the relevant agricultural or rural industry

Temporary occupation of farm buildings

G. Temporary occupation of farm building

- Occupation of a farm building can only occur where a development application for a permanent dwelling on the land has either been approved, or will be considered in conjunction with a development application for the use of a farm building for habitable uses is sought.
- The farm building must be constructed/upgraded such that it meet the requirements of a Class 1 Building under the Building Code of Australia and has the following:
 - electricity and communications
 - a permanent water closet connected to an approved on-site sewerage management system
 - a suitable potable water supply
 - fire protection in terms of water supply, access and asset protection zones as required under 'Planning for Bushfire Protection 2006' and AS3959-2009 - Construction of buildings in Bushfire Prone Areas.
- Occupation is restricted to the intended occupants of the dwelling.
- The period of occupation does not exceed twelve months from the agreed date of commencement.
- Occupation ceases upon completion of the permanent dwelling or the approval expiry, unless Council has reviewed the time period at the end of 6 months in light of progress being made towards completion of the dwelling.

Relocated dwellings

H. Relocated dwellings

- The appearance of a relocated dwelling is compatible with or complementary to the existing streetscape, character and standard of surrounding development in the area.
- The appearance of a relocated dwelling is in keeping with the likely standard of future new development in the locality.
- Relocated dwellings are in a sufficiently safe condition
- It may be necessary to add to the building or change the design of the proposed relocated dwelling. For example, a flat roof may have to be replaced with a pitched roof or a verandah/awning may be attached to enhance or add character to the relocated dwelling so that it is compatible with the existing streetscape or the character of an area.
- External finishes are required to be compatible or complementary to surrounding development and the established character of the area. All external surfaces are to be repainted. Within areas predominantly brick veneer, finish with a tiled roof may be required.

7b Rural dwellings

Outcomes to be achieved

Design guidelines

- Prior to the building being relocated, all materials containing asbestos are to be removed and disposed of in accordance with AS2601-2001 The Demolition of Structures.
- All zincalume or galvanised surfaces are to be removed or the sheets must be painted or replaced with corrugated Colorbond sheets.
- Flat fibre cement sheeting is to be removed and replaced with an approved external cladding.
- Any defective, deteriorated or otherwise damaged materials, structural components or cladding are to be replaced.
- Where there is an existing concrete floor within the building, the slab is to be demolished.
- Rejoining local bearing structural members by use of a cleat or fish plate connection is unacceptable in most circumstances.
- Existing water supply pipes, house drainage pipes and fittings may be reused provided that:-
 - the system complies with the current standards; and
 - a pressure test is carried out by a licensed plumber and any defective pipes and fittings are repaired or replaced prior to connection to the water supply or sewerage system.

Note: the applicant will be responsible for any damage occasioned to Council or private property and is to ensure that the building is placed on site and completed in accordance with the approval.

Note: the applicant is to ensure that all additional approvals, particularly relating to the transportation of the building, as required by other authorities are obtained prior to the relocation of the building. These authorities include Roads and Maritime Services, NSW Police and the relevant electricity supply authority.

Ancillary buildings & structures

I. General design considerations

- The siting and design of any ancillary residential structures considers likely impacts on adjoining and nearby development, including:
 - structural stability
 - visual impact
 - overshadowing
 - materials and colours
 - heritage considerations
 - impact on stormwater or flooding.

Proposed development should consider all relevant aspects of this DCP.

7c Rural industry & intensive agriculture

Explanatory outline

Section 7c outlines assessment criteria for rural industries, intensive agriculture and related types of development. These requirements are in addition to those in section **7a Rural development - general**.

The following matters are covered:

- siting and adjoining land
- loading and unloading facilities
- vehicle access and parking.

7c Rural industry & intensive agriculture

7c.1 Application of this section

This section applies to development described in Column 1 when carried out on land described in Column 2.

Column 1: Type of development	Column 2: Applicable land
<ul style="list-style-type: none"> • rural industry, including: <ul style="list-style-type: none"> - agricultural produce industries - livestock processing industries - sawmill or log processing industries - stock and sale yards • intensive livestock agriculture • intensive plant agriculture • animal boarding or training establishments. 	Land within the following zones: <ul style="list-style-type: none"> • RU1 Primary Production • RU3 Forestry • RU4 Primary Production Small Lots • RU5 Village

Note: development comprising 'industry' and 'light industry' (not being a 'rural industry'), and any development in IN1 and IN2 zones is dealt with at **Part 6 Industrial development**.

7c.2 Objectives

The objectives of this section are to:

- ensure that new rural industries and intensive agriculture have minimal impact on the landscape, the natural environment and the amenity of surrounding properties.
- encourage the development of sustainable rural industries compatible with the rural character of the area and other local industries.

These objectives are in addition to those specified in section **7a Rural development - general**.

7c Rural industry & intensive agriculture

7c.3 Supporting plans & documentation

Development applications that are subject to this section should be supported by the following plans and documentation.

Item	When required	Plans or information to be provided
A. General requirements	All applications	Refer to section 2c Lodging a development application.
B. Rural development requirements	All applications	All requirements specified in section 7a Rural development - general .
C. Rural industry requirements	Applications for rural industries	Construction and operation details, including: <ul style="list-style-type: none"> • Description of activities • Hours of operation • Production volumes/output • Waste Management • Staffing • Input/raw materials • Environmental Management • Access Arrangements
D. Intensive agriculture requirements	Applications for intensive agriculture	Construction and operation details, as per <i>Preparing a Development Application for intensive agriculture in NSW</i> (Department of Primary Industries (2006):
E. Animal boarding or training establishments requirements	Applications for animal boarding or training establishments	Details of the construction and operation of the establishment, including: <ul style="list-style-type: none"> • plans of animal keeping areas • noise assessment • waste management assessment • odour Assessment

7c.4 Assessment criteria

A performance-based approach will be adopted in the assessment of development applications. Applications will be assessed according to the extent to which the outcomes specified in the left-hand column of the following table will be satisfied or achieved by the design, construction or operation of the proposal.

The design guidelines specified in the right-hand column indicate design and best practice solutions by which the required outcomes can be met. They do not preclude other solutions that may be suitable under particular local circumstances. All proposals will be considered on merit.

Outcomes to be achieved	Design guidelines
A. Siting & adjoining land	
<ul style="list-style-type: none"> ■ The development is located on a property of sufficient size to accommodate the industry without impacting on adjoining properties. 	

7c Rural industry & intensive agriculture

Outcomes to be achieved

Design guidelines

- The development considers the provisions of section 11i **Buffer areas**.
- Mitigation measures such as landscaped buffers, acoustic bunds/walls and odour control measures are incorporated into the design of a rural industry to protect the amenity of surrounding properties.

B. Loading & unloading facilities

- The development considers the provisions of section 12a **Access & vehicle parking**, and the provisions of *UHSC Draft Engineering Guidelines for Subdivisions and Developments*

C. Vehicle access & parking

- The development considers the provisions of section 12a **Access & vehicle parking**, and the provisions of *UHSC Draft Engineering Guidelines for Subdivisions and Developments*, as amended

7c.5 Supplementary guidance

The following documents or reference materials provide further advice or information that is relevant to this section.

- *Preparing a Development Application for intensive agriculture in NSW* (Department of Primary Industries (2006)