

COMPONENT B5 RURAL DEVELOPMENT REQUIREMENTS

Applies to

All rural zoned land within the Coffs Harbour Local Government Area that is subject to a development proposal.

Note that Local Environmental Plan 2013 has been deferred in some locations of the Local Government Area. This Development Control Plan does not apply to those deferred locations.

Date adopted by Council

13 December 2012

Effective Date

2 October 2013

Amendments

Nil

Disclaimer

The hyperlinks to various State or Federal Government legislation have been included in this Development Control Plan in good faith and were current at the time that this document was prepared.

Applicants, landowners and any person(s) using the hyperlinks should ensure that the relevant legislation or policy is the most up-to-date version. This information may be obtained from the relevant government authority administering the legislation.

This Component provides the general requirements for a range of development undertaken within the rural zoned lands of Coffs Harbour.

B5.1 MATTERS FOR CONSIDERATION

B5.1.1 Objectives

1. To enhance the character of the rural areas.
2. To encourage the use of existing or potentially productive land for agricultural purposes.
3. To reduce potential for rural land use conflict.

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COMPONENT F2 APPENDIX 1

B5.1.2 Controls

a) Setbacks

- i) The minimum front street setback for all development is 10 metres.
- ii) Side and rear setbacks for all development are to be a minimum of five metres.
- iii) The Consent Authority may consider reducing the above setback requirements where it can be demonstrated that it is necessary due to the topography or other natural features. The reduced setback must not create amenity impacts for any land.
- iv) The positioning of large (over 200m²) agricultural structures are not to adversely affect the amenity of adjoining properties.

b) Non-Residential Development

- i) All non-residential development will be assessed on merit having regard for the aim and objectives of the zone, potential to adversely impact adjoining agricultural enterprises, sustainability principles and any character statement associated with the local area (see Information Sheets for relevant character statements).
- ii) Consideration should be given to the following matters in the preparation of a development application for non-residential development:
 - vehicular access, parking and traffic generation;
 - potable water supply;
 - effluent disposal;
 - impacts on habitat;
 - bush fire; and
 - amenity considerations (noise, odour, privacy, design, hours of operation, etc).

c) On-Site Effluent Disposal

- i) Effluent disposal must meet the provisions of Council's [On-Site Sewage Management Strategy](#).
- ii) Effluent disposal systems are to be set back 100 metres from permanent waterways and/or 40 metres from gullies or drainage depressions.

d) Water Supply - Dwellings

- i) Where town water is not available, water tanks with a minimum capacity of 60,000 litres are required for domestic purposes.

e) Water Supply - Agriculture

- i) Rural subdivision design is to restrict new lots creating additional riparian water access rights (i.e. lots with river or creek frontage).
- ii) The relevant State Government Department should be consulted regarding the [10% Harvestable Right Farm Dams Policy](#) and additional licensing requirements for agricultural water supply.
- iii) Water rights conveyed under Catchment Management Plans prevail in all cases.