

# RURAL RESIDENTIAL DEVELOPMENT

## CHECKLIST FOR LODGING A DEVELOPMENT APPLICATION FOR A RURAL DWELLING

### RURAL DWELLINGS AND OUTBUILDINGS

Penrith's rural areas contain a diverse range of housing types, all of which contribute to rural character. Outbuildings are an integral part of rural life and activities. They include carports, garages, garden sheds, small-scale storage sheds for non-agricultural purposes, gazebos etc. Outbuildings should be designed and sited to complement rural character.

### SUBMISSION REQUIREMENTS

Applications for rural development need to respond to the considerations for building within a rural environment. To confirm any restrictions on a site, check the Section 149 Planning Certificate for the land. A Section 149 Planning Certificate can be obtained by applying on Council's website and will tell you if your land is bushfire prone, or subject to flooding or threatened species.

In addition to the typical plans and information required to accompany a development application for residential development, rural development may also need to address the following:

- **Bushfire Prone Land**

For bushfire affected properties, development applications need to consider the bushfire risk and required asset protection zones. All development applications for dwellings on bushfire affected land must be accompanied by a Bushfire Hazard Assessment Report. It is important to prepare a bushfire report first so that the results inform the design and development opportunity for the site.

- **On-site Sewage Management (OSSM)**

Properties not connected to reticulated sewer need to dispose of effluent on-site. For secondary dwellings, if it can be demonstrated that the existing OSSM system is capable of managing the increased load, the existing system may be able to be utilised. For a dual occupancy development a separate OSSM system must be provided.

Where a proposed development will increase effluent load and no additional OSSM system is proposed, supporting information detailing the existing OSSM system and any associated effluent management area is to be provided. This information must demonstrate the existing system has sufficient capacity to manage the increased load and meets the requirements set out in Council's *On-Site Sewage Management and Greywater Reuse Policy*.

Where a new OSSM system is needed, a s68 application to install an OSSM system and an OSSM Wastewater Report should accompany the DA. All applications for rural development must show the location and dimensions of any existing and proposed effluent management area on the site plan.

- **Vegetation and Biodiversity**

Vegetation on rural properties may include prescribed trees or other vegetation that is protected by *Penrith Local Environmental Plan 2010*. Native vegetation may also be mapped as having biodiversity value and may be listed in the *Threatened Species Conservation Act 1995* and classified by the NSW Office of Environment and Heritage as vulnerable, threatened or endangered species or habitats.

Where a proposed rural development will require the removal of certain vegetation, a development application must be accompanied by a Tree Survey and Assessment Report, and in some instances may also require a Flora and Fauna Assessment Report and a Species Impact Statement to be prepared.

- **Flood Affected Land**

For flood affected properties, development applications need to consider the flood risk and flood related development controls. All flood affected properties should obtain a flood level from Council.

If it is identified that a proposed development will be located within an overland flow flood path, a hydraulic assessment of the potential impact of the development on the flow path must be undertaken. In some instances an Overland Flow Flood Study prepared by a qualified hydraulic engineer may be required.

- **Other considerations**

Rural properties may also be identified as having other land features that need to be considered in a development application. These may include Scenic and Landscape Values; Natural Resource Sensitive Land; Environmentally Sensitive Land; Natural Watercourses.

**Further information on this topic can be found at:**

- [penrithcity.nsw.gov.au/building-and-development/development/](http://penrithcity.nsw.gov.au/building-and-development/development/)
- Information regarding bushfire risk and assessment can be found at <http://www.rfs.nsw.gov.au/plan-and-prepare/building-in-a-bush-fire-area/tools-for-assessment/assessment-tools>
- Information regarding threatened species and habitats can be found at <http://www.environment.nsw.gov.au/topics/animals-and-plants/threatened-species>
- Relevant planning legislation [www.legislation.nsw.gov.au/#/browse](http://www.legislation.nsw.gov.au/#/browse)
- Information about how different plans and reports need to be prepared is detailed in *Appendix D3: DA Submission Requirements of Penrith DCP 2014* <https://www.penrithcity.nsw.gov.au/Building-and-Development/Planning-and-Zoning/Planning-Controls/Development-Control-Plans/>
- Duty Planners are available between 8:30am and 4pm (at the Civic Centre in Penrith) and until 5pm by phoning 4732 7991.