

**Part 4**

**Rural Residential  
Development  
and Ancillary  
Rural Residential  
Structures**

# 4.1

## Application

### 4.1 Application

Part 4 sets out the following:

- General Requirements for rural residential development;
- Development controls for the following rural residential structures:
  - fencing; and
  - outbuildings;
- Development controls for the following rural residential development:
  - dwelling houses;
  - rural workers' dwelling; and
  - dual occupancies (attached);and
- Development controls for rural residential subdivision on areas zoned RU2, RU5, E3 and E4.

The design requirements contained within Part 4 complement the provisions contained in Part 2, Volume 1.

**Note:**

For the purpose of this part, rural residential development means any of the following:

- dwelling houses in areas zoned RU2, RU5, E3 and E4;
- rural workers' dwelling in areas zoned RU2 and E3;
- dual occupancies attached in areas zoned E3 and E4;
- outbuildings on areas zoned RU2, RU5, E3 and E4; and
- fencing in areas zoned RU2, RU5, E3 and E4.

**Note:**

Qualifying lot sizes for rural residential development are included under the CLEP.

**Zone Acronyms**

RU2 Rural Landscape: RU2

RU5 Village: RU5

E3 Environmental Management: E3

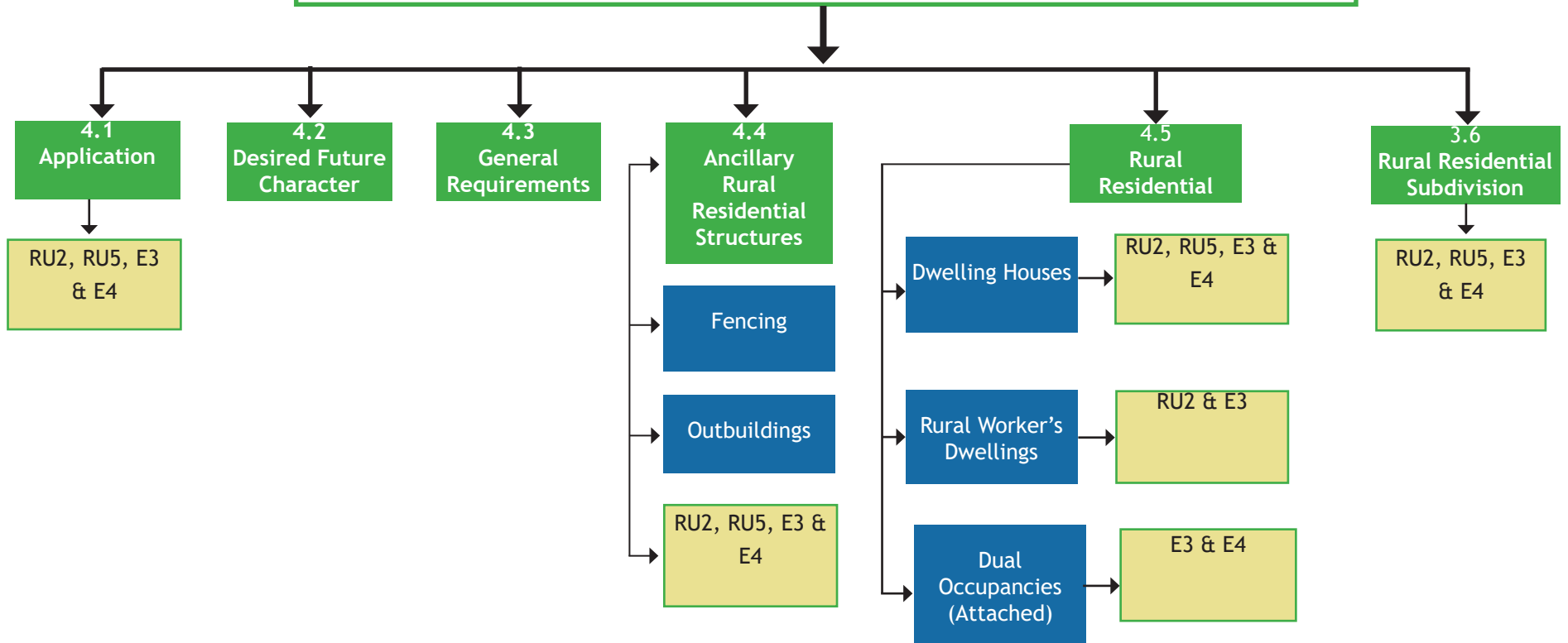
E4 Environmental Living: E4

**Note:**

Proposed residential development within Bush Fire Prone Lands shall comply with the requirements of Planning for Bush Fire Protection 2006 (as amended), prepared by NSW Rural Fire Service.

Note: Planning for Bushfire Protection 2006 Document is available for view/download from the NSW Rural Fire Service website at [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

The Structure of Part 4  
Rural Residential Development & Ancillary Rural Residential Structures



## 4.2 Desired Future Character Rural Residential

### 4.2 Desired Future Character for Rural Residential Areas Zoned RU2, RU5, E3 and E4

The areas zoned RU2, RU5, E3 and E4 shall continue to be characterised by:

- rural landscape where dwelling houses are designed to blend with the natural environment;
- dwelling houses with a scale and bulk that are not visually dominant;
- buildings that are setback a generous distance from the primary street frontage to maintain the rural character of existing streets/landscape;
- buildings that are strategically sited on the least environmental sensitive part of the site having regard to site constraints such as slope, bushfire, drainage, on site effluent disposal, vegetation, threatened species and flooding constraints; and
- rural open fencing that respects the environmental and scenic quality of the rural landscape.

**Note:**

Numerical Development Standards for building heights and minimum subdivision standards are provided under the CLEP.

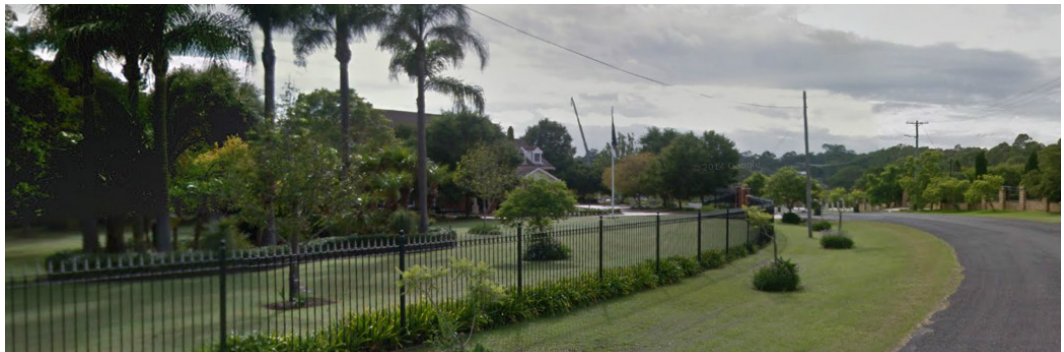


Figure 4.2.1 - Examples of streetscapes/views within existing rural residential areas within the Campbelltown LGA.

## 4.3 General Requirements for Rural Residential Development - Zones RU2, RU5, E3 and E4

# 4.3

## General Requirements for Rural Residential Development

This Section provides general development controls for rural residential development in areas zoned RU2, RU5, E3 and E4.

### 4.3.1 Building Form and Character

#### 4.3.1

### Building Form and Character

#### Objectives:

- Ensure that the aesthetic and environmental values of rural lands are appropriately conserved.
- Ensure that the massing, scale, form, colour and appearance of new development are complementary to the existing and desired rural residential character of the neighbourhood.
- Ensure that buildings are designed to enhance the existing character of the rural areas by encouraging innovative and quality designs that fit harmoniously with their surroundings.
- Ensure that parking areas, garages and driveways are appropriately sited, designed and constructed so that they do not detract from the appearance of the development or character and landscape qualities of the area.

#### 4.3.1.1 Siting & Streetscape

- a) Developments shall be designed to fit the existing contours and landform of the site and to minimise the amount of cut and fill.
- b) Materials, colours and finishes of roofing, walls, driveways and fencing shall:
  - i) not be obtrusive;
  - ii) not be highly reflective and/or include bright colours;
  - iii) complement or be recessive to the landscape setting in which the building is to be situated;and
  - iv) be submitted to Council as part of the development application.
- c) Garages and outbuildings shall be designed and located so that they do not dominate the primary street frontage of the building as viewed from the street and prominent public places.
- d) Garage doors facing public streets shall



Figure 4.3.1.1 - A rural residential dwelling.

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## 4.3

### General Requirements for Rural Residential Development

#### 4.3.1 Building Form and Character

be no wider than 50% of the width of the main dwelling (at its street fronting facade).

- e) Highly reflective materials and bright colours for roofing shall not be allowed.
- f) Building shall not be sited downstream from existing dams in order to reduce the potential for inundation of the buildings if the dam fails or overtops.

##### 4.3.1.2 Building Height

###### Design Requirements

- a) The height of development shall not result in any significant loss of amenity (including loss of solar access and visual and acoustic privacy) to adjacent properties.

**Note:**

For development controls landscaping, weed management, erosion and sediment controls, cut and fill, water cycle management and retaining walls refer to Sections 2.5 to 2.13 of Part 2 of Volume 1 of the Plan.

## 4.3.2 Car Parking and Access

# 4.3

## General Requirements for Rural Residential Development

### 4.3.2 Car Parking and Access

#### Objectives:

- Ensure efficient and safe vehicle and pedestrian movement within, into and out of development.
- Ensure that the location and design of driveways, parking, service areas and access areas are practical, easily maintained, convenient, safe, suitably landscaped and respect the broader landscape context.
- Promote the use of electric vehicles across the Local Government Area.
- Encourage the installation of electric vehicle charging infrastructure.

#### Design Requirements

- a) The minimum dimensions of any required parking space shall be 2.5 x 5.5 metres.
- b) The minimum internal dimensions of an enclosed garage shall be 3.0 x 6.0 metres.
- c) Transitional grades shall comply with AS2890.1 (as amended) Parking Facilities - Off-Street Car Parking.
- d) Driveways shall meet the following criteria:
  - i) constructed to a standard that allows for all weather access;
  - ii) designed and located to follow contours to avoid excessive site works, erosion and sedimentation run off;
  - iii) have a minimum width of 2.5 metres and a maximum width of 5.0 metres;
  - iv) allow for entry to and exit from the property in a forward direction;
  - v) located to minimise the impact on vegetation and the removal of mature trees; and
  - vi) one (1) driveway access is permitted per property, in addition to any access required by the NSW Rural Fire



Figure 4.3.2.1 - An example of a driveway that is constructed to a standard that allows for all weather access.

## 4.3 General Requirements for Rural Residential Development

### 4.3.2 Car Parking and Access

Service, where relevant.

- e) Driveways shall be located a minimum distance of (six) 6 metres from the tangent point of any unsignalised intersection (refer to Figure 4.3.2.2).
- f) Driveways shall be designed and constructed so that they do not divert stormwater from the adjoining road onto the property.
- g) Electric vehicle charging stations must be located behind the building line.

*Note: In circumstances where an intersection is controlled by traffic signals, a roundabout or the like, applicants are requested to contact Council for specific requirements.*

*Note: For additional technical specifications relating to gradient of driveway refer to Council's Engineering Design for Development available from Council's website at: [www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au)*

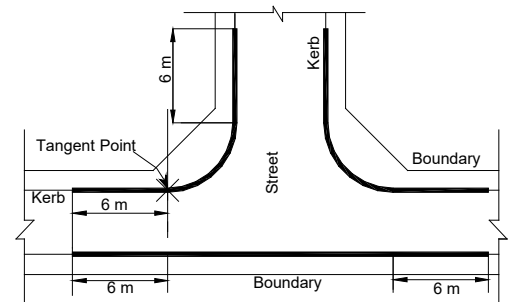


Figure 4.3.2.2 - Inappropriate locations of a driveway entry as shown by heavy edged lines.



## 4.4 Ancillary Rural Residential Structures - Zones RU2, RU5, E3 and E4

This section applies to ancillary rural residential structures including outbuildings, and fencing in areas zoned RU2, RU5, E3 and E4.

### 4.4.1 Fencing - Rural Residential

#### Objectives:

- To ensure that fencing fronting the primary and secondary streets are of a material, colour, design and height that do not adversely impact on the scenic and environmental quality of the rural areas.

- a) Fencing shall:
- be a maximum of 1.8 metres in height;
  - be of an open style for any part of the fence that is higher than 0.6 metres, except for the parts of the fence that are pillars or columns (refer to Figure 4.4.1);
  - not be constructed of solid metal sheeting unless required by a Bush fire Risk Management Plan prepared by a qualified person; and
  - complement the design of the development.
- b) Despite 4.4.1a) above, entry gates to rural properties and fence pillars/columns shall be permitted to be constructed of solid materials such as brick and the like.
- c) Fencing shall not obstruct power, water, sewer, gas or telephone services, drainage systems, (including overland flow paths) or any easements or rights of way.
- d) Fencing on corner allotments shall not obstruct the sight distance of traffic entering or within an intersection or roundabout.
- e) Details of fencing shall be submitted with the development application for the Principal dwelling.

#### Note:

For the purpose of this part, ancillary rural residential structures means outbuildings, fencing, and the like.



Figure 4.4.1 - Examples of fencing - rural residential properties.

## 4.4

### Ancillary Rural Residential Structures

#### 4.4.1 Fencing Rural Residential

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## 4.4 Ancillary Rural Residential Structures

### 4.4.1 Fencing Rural Residential

- f) If the land on which a fence is to be erected is bush fire prone land, the fence or retaining wall shall be constructed from non-combustible materials.
- g) A fence shall not be constructed so as to redirect the overflow of surface water onto adjoining properties.

## 4.4.2 Outbuildings - Rural Residential

# 4.4

## Ancillary Rural Residential Structures

### 4.4.2 Outbuildings

#### Objectives:

- Encourage quality-designed outbuildings that make a positive contribution to the streetscape and scenic and rural character.

- a) The combined areas of all 'detached' outbuildings (including carports and garages) shall be a maximum of:
  - i) 150sqm on land having a site area less than 2 hectares; and
  - ii) 250sqm on land having a site area of 2 hectares or more.
- b) The minimum setbacks for a domestic outbuilding shall be in accordance with the setback requirements shown in Table 4.4.2
- c) Outbuildings shall:
  - i) incorporate similar or complementary design features, finishes, materials and colours to those of the principal dwelling;
  - ii) not contain any other sanitary fixtures other than a toilet and a hand basin; and
  - iii) not be used for any habitable, commercial, industrial or any other use that are not ancillary to the residential use of the principal dwelling.
  - iv) be designed and located to minimise adverse visual impacts on the environmental and scenic values.

Table 4.4.2 Setbacks for Outbuildings - Rural Residential

Outbuildings Primary Street Setback in areas zoned RU2, RU5, E3 and E4	Secondary Street Setback in metres (m)	Side and Rear Setbacks in metres in metres (m)
50m or in line with the front elevation of an existing dwelling on the allotment, whichever is the lesser.	10m	5m for rural properties less than or equal to 0.4 hectares in site area and 10m for rural properties with site areas larger than 0.4 hectares.

# 4.5

## Rural Residential Development

### 4.5 Rural Residential Development - Zones RU2, RU5, E3 and E4

This Section applies to the following rural residential development:

- dwelling houses in areas zoned RU2, RU5, E3 and E4;
- rural workers' dwelling in areas zoned RU2 and E3; and
- dual occupancies (attached) in areas zoned E3 and E4.

Note:

Numerical Development Standards for building heights, minimum lot sizes, ownership, and subdivision for rural residential development are provided under the CLEP.



Figure 4.5.1. Examples of existing rural residential development within the Campbelltown LGA.



## 4.5.1 Dwelling Houses - Rural Residential - Zones RU2, RU5, E3 and E4

# 4.5 Rural Residential Development

## 4.5.1 Dwelling Houses

### Objectives:

- Encourage quality-designed dwelling houses that are generally recessive and make a positive contribution to the streetscape and the rural character of the locality.

- a) The minimum setbacks for a dwelling house shall be in accordance with the setback requirements for dwelling houses shown in Table 4.5.1.

#### Note:

To find out whether your site has a sufficient area to qualify for a dwelling house type development, refer to the CLEP.

#### Note:

For development controls relating to landscaping, weed management, erosion and sediment controls, cut and fill, water cycle management and retaining walls refer to Sections 2.5 to 2.13 of Part 2 of Volume 1 of the Plan.

#### Note:

Dwelling house (as defined under the CLEP) means a building containing only one dwelling.

#### Note:

For Provision of Services (water, electricity and waste water treatment requirements), refer to Section 2.16 Provision of Services under Part 2 of the Plan.

#### Note:

The CLEP includes a number of requirements relation to rural areas and rural subdivision under Part 4 Principal development standards.

Table 4.5.1 Setbacks for Dwelling Houses - Rural Residential

Lot Size in hectares (ha)	Primary Street Setback in metres (m)		Side, Rear and Secondary Street Setbacks in metres (m)
	Single Storey	Double Storey	
Less than or equal to 1 ha	15 m	20 m	10 m
Greater than 1 ha	35 m	50 m	10 m



Figure 4.5.1.1 An example of a rural dwelling house in the Campbelltown LGA.

# 4.5

## Rural Residential Development

### 4.5.2 Rural Worker's Dwelling

#### 4.5.2 Rural Workers' Dwelling - Zones RU2 and E3

**Objectives:**

- Ensure that rural workers' dwellings are of small scale and remain subordinate development.
- Ensure that rural workers' dwellings do not adversely impact on the amenity of adjoining properties.
- To maintain the predominant rural character of the area.

- a) A rural worker's dwelling shall have the same road access as the principal dwelling.
- b) An application for a rural worker's dwelling shall demonstrate to Council that the rural worker's dwelling shall be occupied by an employee of the farm or a contractor.
- c) The minimum setbacks for a rural worker's dwelling shall be in accordance with the setbacks requirements shown in Table 4.5.2.

**Note:**

Rural Workers Dwellings are only permissible within Zone RU2 and E3 under the CLEP.

**Note:**

Rural worker's dwelling means a building or place that is additional to a dwelling house on the same lot and that is used predominantly as a place of residence by persons employed, whether on a long-term or short-term basis, for the purpose of agriculture or a rural industry on that land.

**Note:**

Despite any other provision of this Plan, rural developments within Bush Fire Prone Lands must comply with the setbacks requirements under Planning for Bush Fire Protection 2006, NSW Rural Fire Services (as amended). Refer to Section 2.14.3 of Volume 1 of the Plan.

Table 4.5.2 Setbacks for Rural Workers' Dwelling - Rural Residential

Lot Size in Hectares (ha)	Primary Street Setback in metres (m)	Side, Rear and Secondary Street Setbacks in metres (m)
Less than or equal to 1ha	15m	10m
Greater than 1ha	35m	10m

### 4.5.3 Dual Occupancies (Attached) - Rural Residential (Zones RU2, E3 and E4)

# 4.5

## Rural Residential Development

### 4.5.3 Dual Occupancy

**Objectives:**

- Encourage quality-designed dual occupancies that make a positive contribution to the streetscape and the rural character and maintain the existing character of the area.

- The minimum setbacks for a dual occupancy (attached) shall be in accordance with the setback requirements shown in Table 4.5.3.
- A rural residential dual occupancy (attached) development shall:
  - be constructed under the same roof line; and
  - shall have the appearance of one dwelling.
- Where a development involves the construction of an additional dwelling to create an attached dual occupancy, the existing dwelling shall be renovated to match the colour, material, texture and architectural style of the proposed building so as to create a harmonious development.

**Note:**  
Dual occupancy (attached) (as defined under the CLEP) means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.

**Note:**  
Dual occupancy (detached) are not permissible within Zones RU2, RU5, E3 and E4 under the CLEP. Dual occupancy (attached) are permissible within Zones RU2, E3 and E4 under the CLEP.

**Note:**  
Refer to the CLEP to find out whether your site qualifies for dual occupancies type development.

*Note: Attaching two dwellings via a breeze way or a carport shall not be considered to meet the requirements of Clause 4.5.3 c) above.*

**Table 4.5.3 Setbacks for Dual Occupancies (Attached) - Rural Residential**

Lot Size in Hectares (ha)	Primary Street Setback in metres (m)		Side, Rear and Secondary Street Setbacks in metres (m)
	Single Storey	Double Storey	
less than or equal to 1ha	15m	20m	10m
Greater than 1ha	35m	50m	10m

# 4.6

## Rural Residential Subdivision

### 4.6.1 Subdivision of Allotments

#### 4.6 Rural Residential Subdivision

This Section applies to the rural residential subdivision of areas zoned RU2, RU5, E3 and E4.

##### Objective:

- Ensure that land once subdivided, contributes positively to the desired character of the locality and provides for the safe and attractive integration of existing and new development.
- Ensure that subdivision responds to the physical characteristics of the land, its landscape setting, orientation, landmarks and key vistas to and from that land.
- Ensure that subdivision provides safe connections with and extension of existing street patterns, as well as any pedestrian, cycleway and public open space networks.
- Encourage subdivision that will result in the creation of allotments that are orientated, and of such dimension and configuration to facilitate the siting, design and construction of development resulting in the conservation of non-renewable resources and the environmental attributes of the land.

#### 4.6.1 Subdivision of Allotments

##### 4.6.1.1 Subdivision of Allotments - 0.2ha minimum (letter V on the Lot Size Map Sheet of the CLEP)

- a) Allotments that are subject to the 0.2ha minimum lot size subdivision standard shall:
  - i) have a minimum street frontage of 30 metres;
  - ii) have a minimum frontage to depth ratio of 1:2.
- b) Battle-axe allotments that are subject to the 0.2ha minimum lot size subdivision standard shall:
  - i) have a minimum width of 30 metres;
  - ii) have a minimum frontage to depth ratio of 1:2;
  - iii) have a minimum area of 0.2ha excluding access handle; and
  - iv) have a minimum width of access

##### Note:

Where the subdivision results in a battle-axe allotments configuration or the like, the access handle shall not be included in the minimum area calculations (Refer to Clause 4.1 of the CLEP).

##### Note:

Refer to the CLEP for further requirements on Rural Subdivision.



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## 4.6

### Rural Residential Subdivision

#### 4.6.1 Subdivision of Allotments

handle of (six) 6 metres.

- c) Where two access handles to battle-axe allotments are located adjacent to each other, reciprocal rights of carriageway shall be created so that only one drive way needs to be constructed.

#### 4.6.1.2 Subdivision of Allotments - 0.4ha minimum (*letter W on the Lot Size Map Sheet of the CLEP*)

- a) Allotments that are subject to the 0.4ha minimum lot size subdivision standard shall:
- i) have a minimum street frontage of 45 metres;
  - ii) have a minimum frontage to depth ratio of 1:2.
- b) Battle-axe allotments that are subject to 0.4ha minimum lot size subdivision standard shall:
- i) have a minimum width of 45 metres;
  - ii) have a minimum frontage to depth ratio of 1:2;
  - iii) have a minimum area of 0.4ha excluding access handle; and
  - iv) have a minimum width of access handle of 6 metres.
- c) Where two access handles to battle-axe allotments are located adjacent to each other, reciprocal rights of carriageway shall be created so that only one drive way needs to be constructed.

#### 4.6.1.3 Subdivision of Allotments - 1ha, 2ha, 3ha and 4ha minimum)(*letter Y, Z, Z1 and Z2 on the Lot Size Map Sheet of the CLEP*)

- a) Allotments that are subject to the 1ha 2ha, 3ha and 4ha minimum lot size subdivision standard shall have a minimum street frontage of 60 metres.
- b) Battle axe allotments that are subject to the 1ha, 2ha, 3ha and 4ha minimum lot size subdivision standard shall:

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## 4.6

### Rural Residential Subdivision

#### 4.6.2 Construction of Roads

- i) have a minimum width of 60 metres; and
- ii) have a minimum width of access handle of 6 metres.
- c) Where two access handles to battle-axe allotments are located adjacent to each other, reciprocal rights of carriageway shall be created so that only one drive way needs to be constructed.

##### 4.6.1.4 Subdivision of Allotments - 10ha, 40ha and 100ha (*letters AB, AB1 and AD on the Lot Size Map Sheet of the CLEP*)

- a) Allotments that are subject to the 10ha, 40ha and 100ha minimum lot size subdivision standard shall have a minimum street frontage of 120 metres.

#### 4.6.2 Construction of Roads

##### Design Requirements

- a) Proposed roads and any proposed changes to existing roads shall be constructed in accordance with Council's Engineering Design for Development available from Council's website at [www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au).
- b) Where relevant, roads shall be designed to provide satisfactory level of services for the evacuation of occupants in the event of emergency.
- c) Roads shall be designed given regard to terrain sensitivity and maximising ecological conservation.

### 4.6.3 Construction of Farm Dams

#### Design Requirements

- a) A development application shall be lodged with Council for any proposal that involves the construction of a new farm dam or modification to an existing dam.
- b) Dam construction shall comply with the requirements of NSW Office of Water Guidelines.
- c) All development applications for any proposal that involves the construction of a new dam or modification to an existing dam shall be accompanied by:
  - i) all licences required by the NSW Office of Water or NSW Department of Investment and Industries where relevant;
  - ii) a geotechnical report prepared by a suitably qualified person; and
  - iii) as assessment by a suitably qualified person of the changes to local hydrology that the dam may create.
- d) Any farm dam that is proposed to be located upstream of an existing or proposed dwelling shall be referred by Council to the NSW Dams Safety Committee for concurrence.

**Note:**

When building a farm dam, it is important to make sure that the appropriate consent or licence from the relevant government authority has been obtained.

For Information on farm dams licences contact the NSW Office of Water. Website [www.water.nsw.gov.au](http://www.water.nsw.gov.au)

Under the Fisheries Management Act 1994, any new dam or modification to an existing dam may require the owner to provide for fish passage. NSW Fisheries Office website:

<http://www.dpi.nsw.gov.au/fisheries>

## 4.6

### Residential Subdivision of Non-Urban Land

#### 4.6.3 Construction of Farm Dams

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