

Chapter 16

Rural Landsharing Communities



16 Rural Landsharing Community Development

16.1 Application of this Chapter

Lismore City Council supports the establishment of Rural Landsharing Community development in suitable locations. This chapter applies to development applications pursuant to clause 6.8 of Lismore Local Environmental Plan 2012. Applications pursuant to clause 6.8A of Lismore Local Environmental Plan 2012 (for Community Title subdivision) will also need to consider Chapter 6 of this DCP.

16.2 Objectives of this Chapter

To supplement the provisions of Lismore Local Environmental Plan 2012 by providing details and guidelines to assist applicants making a development application for a Rural Landsharing Community on land identified in the LEP Potential Rural Landsharing Community Development Map.

16.3 Definitions

A word or expression used in this chapter has the same meaning as it has in LEP 2012 unless it is otherwise defined in this chapter.

expanded dwelling means a single dwelling-house comprising of a main building and a maximum of three (3) habitable outbuildings. The design and use of the expanded dwelling must incorporate the following requirements:

- a. all buildings are contained within a radius no greater than 20 metres from the perimeter of the main building; and
- b. the main building contains an identifiable common living area including the kitchen; and
- c. a maximum of three (3) outbuildings may be connected to the main building by paths with an all-weather surface; and
- d. no separate driveways, car parking area or carport structure is to be provided to any outbuilding; and
- e. no outbuilding is to contain facilities (e.g. kitchen, sink and the like) for the preparation of food or beverages; and
- f. each separate outbuilding may consist of:
 - a maximum of two (2) bedrooms or rooms with an ensuite or bathroom; and
 - a maximum of one (1) laundry.
- g. no more than one laundry is permitted in an expanded dwelling, which may be contained in either one of the outbuildings or the main building.

Potential Rural Landsharing Community Development Map means the Lismore Local Environmental Plan 2012 Potential Rural Landsharing Community Development Map.

Prime Agricultural Land means land which because of its soil, climate, topography and location is suitable for a wide range of agricultural uses. These areas are classified as Class 1, 2 or 3 land, under NSW Agriculture land capability classification guidelines.

State or Regionally Significant Farmland means an agricultural land classification system produced as part of the Northern Rivers Farmland Protection Project in 2005. Significant agricultural land is classified as either State Significant or Regionally Significant Farmland.

Note. State or Regionally Significant Farmland does not necessarily overlay prime agricultural land.

16.4 Land suitability and site impacts for rural landsharing communities

Land use planning objectives

The locations of rural landsharing community development should reinforce the existing settlement pattern and not result in the fragmentation of prime agricultural land, State or Regionally Significant Farmland or sterilisation of resources, nor adversely affect existing amenity and the environment. Land has not been identified for future rural landsharing development where it is required for future urban or village development.

Land suitability

Land must be capable of ecologically and physically sustaining the development proposed. The following types of constraint provide a guide to the assessment of land suitability:

Absolute constraints: land attributes which prohibit development and cannot be overcome in the foreseeable future.

Partial constraints: land attributes which either allow limited development to take place or for which development potential cannot be determined without further information. In either case, it is likely that development will cost more or have a lower yield in terms of potential number of dwelling sites.

No constraint: land attributes, which enable and are potentially suited to development.

These particular criteria have been applied to ensure that unsuitable lands are excluded at a broader scale. At the specific property level it is likely that a parcel of land will contain some areas comprising absolute or partially constrained land which should not be developed for either residential or infrastructure purposes. However, the land parcel may also contain land that is suitable for a rural landsharing community development at an appropriate size, design and management regime.

It is important that new rural landsharing community development avoids unsuitable lands and minimises adverse environmental impacts. The following are considered as absolute constraints and should be excluded from areas considered to have potential for rural landsharing development:

- Prime agricultural land, State or Regionally Significant Farmland.
- Land that is in excess of 33% (18°) slope. Development on excessively steep slopes is more likely to be subject to hazards such as bushfire risk, soil erosion, mass movement, problems relating to wastewater disposal and provision of infrastructure.
- Land that is in a recognised high or extreme bushfire risk area.
- Land that is floodprone.
- Land that is environmentally significant by reason of the existence of protected fauna and/or protected native plants scheduled under the *National Parks and Wildlife Act 1974* and/or threatened species, populations or ecological communities scheduled under the *Threatened Species Conservation Act 1995*. This might include important vegetation communities, rainforest remnants, wildlife habitat, wildlife corridors and links between vegetation remnants.

Infrastructure such as access roads and wastewater disposal areas must not be provided on lands exceeding 29% slope, or recognised as being environmentally significant. Dwelling sites should be free of hazards and risks from flooding, bushfire, contaminated land, poor drainage, potential for erosion and landslip and slopes exceeding 20%.

Adequate separation should be provided from areas of environmental, resource or agricultural significance. Areas of heritage or Aboriginal significance must also be avoided.

Locational suitability

Land potentially suitable for rural landsharing opportunities shall be readily accessible to at least one of the following types of existing facility that might act as a centre for community focus:

- primary school,

- shop,
- community hall,
- an existing landsharing community where the number of approved dwellings exceeds twenty five, or
- two or more existing landsharing communities where the combined number of approved dwellings exceeds twenty five.

Land should be within walking or cycling distance (maximum 4 km road distance) of at least one of the above facilities or an urban area, village or hamlet, which contains these facilities.

Availability of services

Services such as a school bus, postal service, telephone and electricity supply (if required) should be available or be economically capable of being provided to the land. A sufficient on-site potable water supply must be capable of being provided without accessing surface water from any watercourse.

Potential development conflicts

A number of activities in rural areas have potential to impact adversely on residential amenity (e.g. feedlots, quarries, intensive agriculture, dairies, horticulture, high tension power lines, offensive and hazardous industries, rural industries etc.)

Land in proximity to such uses that may adversely impact on residential amenity is not considered suitable for the siting of dwellings. Chapter 11 - Buffer Areas details buffer widths that need to be provided between dwellings and potentially conflicting land uses.

Rural landsharing community developments should also be buffered from important flora and fauna habitats, commercial forestry areas, significant wetlands, water catchment/conservation areas and areas of mineral or other resource value. Dwellings and effluent disposal areas should be sited at least 100 metres clear of any watercourses and 250 metres from any potable ground water supply and should satisfy the performance objectives of Council's On-Site Sewage and Wastewater Management Strategy.

Environmental impacts

An assessment must be made of the potential environmental impacts of any proposed rural landsharing development in terms of likely impacts on water quality (both ground and surface), erosion and land stability, fauna, high conservation value native vegetation, drainage, other components of the natural system and on views from public roads. Any locations where likely adverse impacts are expected should be avoided.

Socio-economic impacts

Future rural landsharing developments generally should occur in areas, which complement existing settlement patterns, maintain or enhance the viability of existing communities, services and facilities and should be acceptable to the local community. Areas developed should not result in adverse economic impacts such as a loss of good quality agricultural land, sterilisation of resources or lead to a restriction on farming practices or reduction in the amenity of existing residents.

Any location considered suitable must also be able to be feasibly developed having regard to land and development costs, including Council levies and requirements relating to services and environmental protection. There should be reasonable certainty that the development will have an adequate cash flow to ensure that costs are met. Locations that require uneconomic extension of services should be avoided.

Environmental enhancement

Development is traditionally seen to have some adverse impact, or at best a neutral impact, upon the environment.

All forms of closer rural settlement must create positive environmental impacts. Environmental benefits may include, for example, the restoration of degraded land and stream banks, re-forestation, habitat enhancement, tree planting and landscaping, creation of nature reserves or wildlife corridors or contributions to support conservation projects such as purchase and enhancement of environmentally significant lands.

16.5 Density Provisions

Council shall not grant consent to an application for a rural landsharing community unless the number of proposed dwellings on the land, together with any existing dwellings on the land, does not exceed the number calculated in accordance with LEP 2012.

It is noted that whilst LEP 2012 Clause 6.8(4) references a formula for calculating the maximum number of dwellings on the lot, the number of dwellings that the site can accommodate will ultimately be based on constraints mapping of the site and site analysis, that also includes information from the technical reports required to accompany any development application of this nature.

16.6 Development Application Requirements and Performance Standards

General Requirements

A site analysis is to form part of the application and provide detailed information on plans and in documentation (where relevant). Plans are to be drawn to a scale appropriate to the size of land and proposed development.

The Development Application requirements listed in this Section are based upon the assumption that the application will be for the approval of nominated dwelling sites only. Where this is the case subsequent Development Applications (including full plans and specifications) and Construction Certificates will be required for each dwelling house proposed on each approved dwelling site.

Alternatively applicants may wish to submit full plans and specifications (including floor plans) for each dwelling house with the original Development Application. In this case Construction Certificates only will be required for each dwelling house prior to construction on an approved dwelling site.

Where a Development Application is lodged for development comprising a number of dwelling sites that is less than the number that could potentially be developed on the land according to the density formula in LEP 2012, any additional dwelling sites may only be approved through the lodgement of a new Development Application. Such application must address all the matters outlined in this section.

Applicants are encouraged to prepare preliminary concept plans and use Council's pre-lodgement meeting service prior to lodgement of development applications. In this regard information regarding Council's Pre-Lodgement Meeting service is available on Council's web-site.

It is strongly recommended that applicants who are considering preparing a Development Application consult with persons qualified and skilled in environmental impact assessment. Some of the areas of expertise necessary to submit a development application, which meets the requirements of this plan, will include; engineering, geotechnical, wastewater, water quality testing and hydraulic advice, agricultural suitability assessments, and flora & fauna assessment.

Plans and Statement of Environmental Effects

A site analysis is to form part of the application and provide the following information on plans and in documentation (where relevant). Plans are to be drawn to a scale appropriate to the size of land and proposed development and provide the following detail (where relevant) with regard to the physical characteristics of the site:

- site dimensions and site area,
- spot levels, contours and north point,

- views to and from the site,
- land with a slope greater than 33% or 18° (dwelling houses and other structures should preferably be located on slopes not greater than 20%),
- watercourses and groundwater resources, natural wetlands, land subject to pondage, seasonal waterlogging, high water table or salinity, and natural drainage,
- any part of the land that is subject to a risk of flooding, bush fires, landslip, erosion (or areas with actual or potential acid sulfate soils) or any other physical constraint to development of the land in accordance with this Plan,
- soil types and, where present, the geology of any rocky outcrops on the site,
- any part of the land that is prime agricultural land or State or Regionally Significant Farmland,
- any parts of the land that contain significant natural vegetation areas, wildlife corridors, refuges or reserves and areas requiring environmental protection or areas where rehabilitation or reforestation will be carried out.
- an assessment under Section 5A of the *Environmental Planning and Assessment Act 1979* of the effect on threatened species, populations or ecological communities or their habitats.
- identification of previous use and any contaminated soils or filled areas,
- location of known resources of mineral or extractive deposits on or adjacent to the proposed development or otherwise potentially sterilised by the development,
- any road reserve areas that impinge on the site,
- identifying existing road standards and traffic flows and required works to bring up to standard,
- location of fences, boundaries and any other notable features (natural or historical),
- any heritage items (including items of Aboriginal heritage), relics and sites, and their curtilages.

With regard to the development details of the site the applicant shall provide:

- location of dwellings, expanded dwellings, buildings and other structures,
- any areas of the site to be used for development other than dwellings,
- proposed access from a public road to the area or areas in which the dwellings are to be situated including longitudinal sections of the proposed access where grades are in excess of 12% slope (plus other tracks necessary for agricultural use, fire fighting or property maintenance and any tracks that cross Crown land or watercourses),
- easements for drainage services,
- source and capacity of any water supply, electricity, telephone and waste disposal systems for the dwellings, plus strategies for dealing with domestic wastewater, areas designated for storage of solid waste. An assessment of water supply flow rate quantity, drought reliability and quality is to be provided.
- bush fire report prepared in accordance with the requirements of Planning for Bush Fire Protection 2006.

With regard to the land surrounding the site the applicant shall provide:

- the heritage significance of surrounding buildings and landscape,
- characteristics of any adjacent public land,
- directions and distances to childcare and education facilities, shops, public halls, sport and recreation facilities, bushfire services, public transport routes,
- a brief description of the land uses on surrounding land.

Environmental Management Plan

An Environmental Management Plan is to be prepared as part of an application for a proposed rural landsharing community. The management plan should comprise maps and supporting documentation and address the following matters:

- a. water management,
- b. waste management,
- c. prevention, control and management of soil erosion,
- d. bush fire management,
- e. management of flora and fauna and land repair and enhancement,
- f. communal plan for social organisation,

- g. provision and maintenance of internal roads, boundary fences, water reticulation, service corridors for telephone and electricity cables and similar matters.

Applicants are encouraged to prepare a comprehensive plan addressing each of the above matters, as much of the information will overlap.

The key aspects of a communal plan for social organisation should be identified and briefly described in the application. The plan may include the issues of:

- ownership of dogs, cats and firearms,
- noise generation,
- maintenance of common facilities and utilities such roads, water supply, effluent and wastewater treatment, garbage disposal, recycling etc.,
- use of common land,
- internal conflict resolution, and the engaging of a facilitator if required,
- external conflict resolution, including the manner of resolving difficulties with neighbours, and utilisation of the mediation process as established by the *Land and Environment Court Act 1979*,
- community social bonding etc.

If the development is to occur in stages, the communal plan is an appropriate mechanism to provide this information indicating anticipated timing of stages.

The *Community Land Development Act 1989* has specific requirements for community management statements and these should be referenced.

Note. Council recognises the diverse evolutionary nature of rural landsharing communities, and recognises that precise figures and timing are not necessarily binding on the applicant.

Marking of sites and road locations

All proposed dwelling sites are to be identified by a numbered peg / flag / stake. Internal access roads are to be pegged at twenty metre intervals and the location of water sources are to be identified.

Owners consent and responsibility

It is a requirement that all owners of the property sign the development application form. The communal management body shall be nominated on the application form, and shall be responsible for all commitments and obligations to Council. This body shall receive, on behalf of all owners and tenants, notices issued by Council in respect of the rural landsharing community.

16.7 Access

Direct vehicular access from a rural landsharing community development to a State Highway is not permitted. Where direct vehicular access is proposed to a road with a design speed of 100km/hr a Traffic Impact Study is to be prepared to substantiate the access requirements of the development.

Primary road access

Rural landsharing community developments shall be accessible to the Lismore urban area, village or main road by a sealed road of adequate standard to accommodate increased traffic likely to be generated from existing and future development. The minimum standard is a 6 metre wide seal on an 8 metre gravel formation, with adequate pavement quality. Where this standard of access currently does not exist, it must be economically feasible for future development to meet the costs of upgrading existing substandard access roads. In these circumstances landowners within a proposed rural landsharing development will be required to enter into an agreement with Council to bring the road up to the required standard. The length of road to be upgraded will be calculated as follows and the upgrade will be to the relevant minimum standard for the relevant road:

- Where there is less than 5 dwelling sites, the length of road to be upgraded is the “approach sight distance” (Austroads) either side of the driveway intersection;
- Where there are 5 or more dwelling sites, “safe intersection distance” (Austroads) either side of the driveway intersection.

Where land does not have direct frontage or access to a public road

Any road access between a public road (Council constructed and maintained) and the boundary of land proposed for a rural landsharing community shall be in accordance with Council’s standards.

These roads must have:

- adequate sight distance at the access point to the public road
- a width suitable for two vehicles at the access point onto the public road,
- a width suitable for one-way traffic and provide suitable two lane passing points at intervals which suit topography and traffic visibility points,
- a minimum surface suitable for two-wheel drive and emergency vehicles in wet weather, and
- suitable measures to minimise scouring of table drains and road surface in steeper sections.

Access to the land may be by use of a Right-of-Way providing:

- satisfactory legal opinion supports the use of the Right-of-Way by the proposed rural landsharing community,
- the access is constructed to Council’s adopted road standards, and
- the land has frontage to a public road.

Internal road access

The minimum standard for internal access roads shall be a 3.5 metre wide gravel pavement minimum gravel depth 150mm upon a 5.5 metre wide formation. It is recommended that access grades be limited to a maximum grade of 12%, however grades up to 29% shall be accepted provided adequate means to prevent erosion of the access road surface and table drains are provided.

Roads shall be constructed and drained to provide all-weather access and to minimise soil erosion. Where internal access roads are located on existing or potential mass movement areas, geotechnical engineering advice / comments should be provided with the development application.

Emergency vehicle access to all dwelling sites must be provided.

16.8 Soil Erosion Control Plan

The soil erosion control plan should show and address the management of on-site soils in particular at building sites and internal access. The plan should address the following (where relevant):

- Site characteristics including:
 - ◊ topography,
 - ◊ soils (types and limitations),
 - ◊ potential problem areas (high erosion areas, wet, slip and slump areas and steep land),
 - ◊ environmentally significant areas (significant drainage lines, watercourses),
- Location of access roads, parking areas and building sites
 - ◊ nature and extent of earthworks
- Selected erosion control practices
 - ◊ temporary during construction and
 - ◊ permanent (catch drains, dams, windrows, stabilising techniques, proposed drainage etc.)
- Staging of preventative measures
 - ◊ integration with vegetation and water management

16.9 Buildings

16.9.1 Approvals

Unless otherwise provided by State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, no new building can be erected and no existing building can be extended, except where development consent has been granted for the erection or extension of that building as part of the Development Application for a rural landsharing community, and a Construction Certificate has been issued for that building.

Each residential and communal building must comply with the relevant requirements of the *Environmental Planning and Assessment Act 1979* the *Local Government Act 1993* and the Building Code of Australia. A geotechnical assessment of each building site or cluster area is required stating the classification of each site in accordance with Australian Standard 2870-2011: Residential Slabs and Footings. All development shall conform with the conditions of the approval.

16.9.2 Temporary accommodation

In order to provide for transitional accommodation during the process of construction of permanent dwellings, Council has a policy and issues licenses for temporary residential occupation of rural land. Licenses are subject to application and will include the following typical requirements:

- owners are to occupy the temporary accommodation,
- licenses are not transferable,
- development consent for dwellings are to be obtained within 12 months of licence date of issue,
- adequate water and sanitary facilities are to be provided prior to temporary accommodation.

Development approval for the rural landsharing community is required prior to the issue of any temporary accommodation licences, in excess of one license.

16.10 Water Supply

In the development of land for a rural landsharing community, the impact on water resources should be examined in detail. Developments must not be reliant on creek or river supply for domestic use and should provide stored or ground water reserves for domestic, agricultural and fire protection purposes.

16.10.1 Potable water

Development applications for new rural landsharing communities must demonstrate that all proposed dwellings will have access to a secure and adequate source of water for household purposes (including garden watering) without accessing surface water from any stream or watercourse. Sources of water for domestic or household purposes may include rainwater tanks, town water, water from an off-stream dam that satisfies the requirements of 'harvestable rights' as defined in the *Water Management Act 2000*, or from an underground bore licensed by the relevant State Government Agency.

An adequate potable water supply with demonstrated drought reliability shall be made available to each dwelling. A minimum of 5,000 litres storage per person for domestic use is suggested if the supply is from roof water. It is recommended that water supply quality be tested to ensure it is safe for drinking. Council's Environmental Health Section can provide suitable testing advice.

16.10.2 Firefighting reserves

Water supply requirements for firefighting purposes, including recommended pipe and tap sizes, are contained in the document 'Planning for Bush Fire Protection' prepared by the NSW Rural Fire Service.

16.11 On-site Wastewater Management & Domestic Waste Management

16.11.1 Overview

The matter of on-site wastewater management will be required to be supported by technical reporting in accordance with the provisions of Councils On-site Sewage and Wastewater Management Strategy. This Strategy contains Lismore City Council's requirements for owners, applicants, installers, consultants and developers on all aspects on on-site sewage and wastewater management for single domestic households, from planning through to construction and maintenance. The Strategy is designed to complement the NSW *Environment & Health Protection Guidelines: On-site Sewage Management for Single Households* (1998) and highlights certain features of the Lismore City Council area which are not typical of NSW as a whole, such as our exceptionally high seasonal rainfall and volcanic soils, often on undulating and steep terrain interspersed with drainage channels and watercourses.

Although on-site sewage management is only one of the issues to be addressed for development proposals and applications, it will have major implications on the suitability of land for residential development and for determining lot density. As such the Strategy requires a rigorous and systematic approach to land use planning, site assessment, and the selection, design and operation of on-site sewage management systems.

16.11.2 Applications and Consultants Reports

A full site assessment is required to determine all restrictions/constraints/limitations that impact on the provision of sustainable on-site wastewater management. Other technical publications including the NSW Government *Environment and Health Protection Guidelines - On-site Sewage Management for Single Households* February 1998, Australian Standard 1547:2012, and other relevant literature may need to be used in addition to this strategy to assess site suitability.

For development applications where a Section 68 approval is to be obtained at a later time the details required in consultants' reports must be in accordance with the requirements of the Strategy except as provided below:

1. Full construction, engineering and installation specifications of treatment systems and land application areas are not required provided that it can be clearly demonstrated that appropriate systems can be provided and that effluent loadings can be treated and managed in accordance with the strategy requirements on the land. In some circumstances a range of options that can clearly satisfy the requirements of the strategy may be given.
2. Certification of irrigation designs by a certified irrigation designer is not required at this time. However, the type, sizing and location of irrigation areas must be clearly demonstrated and must comply with all the constraints/limitations determined from the assessment and reporting process.
3. Detailed plans of management are not usually required but an overview of key management matters must be discussed. Please note that there may be some applications where plans of management are critical to the assessment of the application prior to Section 68 application submission.

16.11.3 Domestic Waste Management

The matter of domestic waste management will be required to be supported by technical reporting addressing contemporary waste hierarchy of avoiding waste, re-using materials, recycling and reprocessing materials and finally waste disposal. Management options will need to satisfy environmental, public health and operational expectations and to this end on-site disposal (landfilling) of domestic waste is not supported.

16.12 Land Management Issues

16.12.1 Bush fire management

A bushfire management plan is to be submitted with all Development Applications. The bush fire management plan is to be prepared in accordance with the *Rural Fires Act 1997* and the document titled 'Planning for Bush Fire Protection' prepared by the NSW Rural Fire Service. The bush fire management plan can be incorporated into the statement of environmental effects for the DA and should address the following:

- development and maintenance of Asset Protection Zones on the hazard side of the development;
- provision and maintenance of adequate access;
- design, staging and siting of the development; and
- provision of appropriate water supply and availability during times of bushfire emergency.

16.12.2 Protection of agricultural land

No dwelling houses, expanded dwelling houses, solid waste disposal or waste collection points shall be permitted within any area of prime agricultural land, State or Regionally Significant Farmland.

16.12.3 Fauna and flora management and environmental repair

No structure or work should be situated on land that is a wildlife refuge, wildlife corridor or wildlife management area nor should the management of the rural landsharing community adversely affect any area identified as a wildlife refuge, wildlife corridor or wildlife management area.

The Environmental Management Plan must identify measures for environmental repair and enhancement and include:

- an assessment of priority areas for rehabilitation and reforestation,
- planting strategy and timeframe,
- location of planting areas,
- proposed site preparation – clearing of competitive grasses and weeds,
- species to be planted – having regard to rainfall, slope, soils, existing native vegetation with a preference to local species and diversity,
- water supply and plant irrigation,
- maintenance including fertilising, fencing to exclude animals, replacement of dead plants,
- control of noxious weeds.

16.12.4 Potential land use conflicts

Land use conflict occurs when there is disagreement or dispute as to the use of land. The activities of one land user might be perceived to, or actually does, infringe upon the rights, values or amenity of another. In order to address this issue a land use conflict risk assessment (LUCRA) is to be submitted with all Development Applications for rural landsharing developments.

Land Use Conflict Risk Assessment (LUCRA) is a system to identify and assess the potential for land use conflict to occur between neighbouring land uses before it occurs. It helps land managers and consent authorities assess the possibility for and potential level of future land use conflict.

There are four key steps in undertaking a LUCRA. These are:

1. gather information about proposed land use change and associated activities
2. evaluate the risk level of each activity
3. identify risk reduction management strategies
4. record LUCRA results.

More detailed information on how to prepare a LUCRA is included in the *Land Use Conflict Risk Assessment Guide*, (NSW Department of Primary Industries, 2011).

Buffer areas to be provided within the subject land shall be in accordance with requirements of DCP Chapter 11 - Buffer Areas.

16.12.5 Establishment of cemeteries

Approval of Council is required prior to the establishment of cemeteries and interments on private land. The following includes typical requirements:

- Accurate details to an approved scale showing the precise location of the cemetery in relation to permanent existing observable landmarks. Council reserves the right to require that the location of the cemetery be set out and verified by a registered surveyor.
- Accurate details to an approved scale showing the layout of the cemetery including each grave site and proposed dimensions of same.
- The land on which the cemetery is to be located must not be in a drinking or domestic water supply catchment area.
- Any proposed community cemetery must be sited a minimum of 100 metres from the boundary of the land and any habitable buildings on the land.
- The boundaries of the cemetery must be permanently marked with posts, fencing or other approved method.
- The operation of the cemetery and the interment of deceased persons must be carried out in accordance with all statutory requirements.

16.13 Utility Services

Connection of telephone and electricity supply to rural landsharing community development is optional. Where connection to a service is proposed, written evidence from the relevant supply authority should be provided with the development application indicating availability of supply and the proposed location of the reticulation system.