

# Policy      Status: Approved

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**Responsible Officer:** Policy Coordinator

**Document:**

TITLE:	Dust Abatement and Development Setback
AUTHORITY:	Council
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## **OBJECTIVE**

To state Council's policy with respect to development conditions for habitable buildings on properties fronting Council unsealed gravel rural public roads.

## **POLICY**

There are two approaches to managing development adjacent to Council's unsealed rural road network:

### **1. The Rural Dust Abatement Program**

First established in 1984 to provide long term rural residents whose homes were located close to unsealed roads with some relief from dust nuisance.

Council's Rural Dust Abatement Program provides for retrospective gravelling and sealing of frontages to

unsealed gravel roads where the dwellings have been constructed for a considerable time. Priority is given to long-standing residents, in older homes, which were often constructed closer to the road in days when traffic was minimal. It is these residents who have mainly suffered changing conditions, whilst newer homes should have been sited with prevailing dust conditions in mind, located close to unsealed roads.

Applications are assessed on the following criteria:

- Estimated traffic volume,
- Distance of the residence from the road,
- Age of the residence (homes built before 1974 when the minimum eighteen (18) metre setback for rural dwellings was introduced),
- Length of occupancy (continuous ownership prior to and since 1984).

## **2. Conditions for Construction of Developments fronting Council's Unsealed Rural Public Roads**

Where new development is proposed on land adjoining gravel roads Council requires construction of a dust abatement seal along the public road within 60 m of habitable buildings, eg dwellings, tourist accommodation, commercial premises etc as part of the development consent.

The length of road to be sealed is dependent on the location of the structure relative to the road, however for a building immediately adjacent to the road the maximum length of road to be sealed is 120 m. The further the building is sited from the road the lesser the length of road to be sealed, ie:

<b><i>Distance from Road</i></b>	<b><i>Length of Road to be Sealed</i></b>
0 m	120 m
20 m	110 m
30 m	100 m
40 m	90 m
50 m	70 m
60 m	0 m