6.2.11 Rural Residential Zone

6.2.11.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Rural residential zone and development is within the Rural residential zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

6.2.11.2 Purpose

The purpose of the Rural residential zone code is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.

The overall outcomes sought for the Rural residential zone code are as follows:

(1) Residential development occurs in the form of dwelling houses, to the exclusion of other more intensive residential uses.

(2) Lot sizes are sufficient to ensure the protection of environmental values and water quality objectives.

(3) Further expansion of existing rural residential areas does not occur beyond those areas zoned for this purpose.

(4) Home-based businesses occur to an extent that does not unduly diminish the semi-rural residential amenity, having regard to noise, odour, dust, traffic and other impacts.

(5) Non-residential uses occur within the zone where they primarily support the day-to-day needs of the immediate residential community and do not unreasonably detract from the residential amenity of the area.

(6) Development is buffered from nearby rural land such that the productive use of the rural land is not constrained nor isolated or fragmented.

Rural Residential 4000 Precinct

(7) A maximum net residential density of 2.5 dwellings per hectare is achieved in the Rural Residential 4000 Precinct.

Rural Residential 8000 Precinct

(8) The Rural Residential 8000 Precinct accommodates very low density development in consideration of one or more of the following:
   (a) presence of ecologically significant features or other ecological values;
   (b) future urban development potential;
   (c) development constraints including but not limited to flood, bushfire and landslide; and
   (d) a maximum net residential density of 1.25 dwellings per hectare is achieved in the Rural Residential 8000 Precinct.

Precinct 3 – Rural Residential 20000 Precinct

(9) The Rural Residential 20000 Precinct accommodates very low density development in consideration of one or more of the following:
   (a) water supply availability;
   (b) presence of ecologically significant features or other ecological values;
   (c) future urban development potential;

(d) development constraints including but not limited to flood, bushfire and landslide; and
(e) a maximum net residential density of 0.5 dwellings per hectare is achieved in the Rural Residential 2000 Precinct.

(10) Any proposed reconfiguring of lots must facilitate allotments to ensure that battle-axe allotments are not created and that the location of any proposed future dwelling will allow for the front entrance of the building to address the street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.

(11) Development is connected to available urban infrastructure networks or is provided with suitable onsite potable water supply and a sustainable waste water disposal system to ensure the protection and maintenance of environmental health and human wellbeing and safety

(12) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.

(13) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).

(14) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality

(15) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.

(16) Where development is **not** consistent with the purpose and intent of the Rural Residential zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 – Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Rural residential zone includes the following:

• Animal husbandry • Animal keeping • Aquaculture • Community residence • Dwelling house • Emergency services	• Home-based business • Major electricity infrastructure • Outdoor sport and recreation • Park	• Roadside stall • Substation • Telecommunications facility • Utility installation • Veterinary service

Inconsistent development within the Rural residential zone includes the following:

• Adult store • Agricultural supplies store • Air service • Bar • Brothel • Bulk landscape supplies • Caretaker's accommodation • Car wash • Cemetery • Childcare centre • Club • Community care centre • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling unit • Educational Establishment • Environment facility • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies	• Health care service • High impact industry • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Office • Outdoor sales • Outstation • Parking station • Permanent plantation • Place of worship • Port Services	• Relocatable home park • Renewable energy facility • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • Transport depot • Warehouse • Wholesale nursery • Winery • Workforce accommodation

Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.11.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 6.2.11.1—Rural residential code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
PO1 A low-rise built form is maintained having regard to existing landscape character values.	**AO1** Development has a maximum building height of 8.5 metres above ground level and two (2) storeys.
Accommodation Density	
PO2 Accommodation density and residential density is complementary and subordinate to the semi-rural and natural landscape values of the area.	**AO2.1** Residential density does not exceed one dwelling house per lot. **AO2.2** Residential density does not exceed two dwellings per lot and development is for a secondary dwelling with a maximum GFA of 80m².
Setbacks	
PO3 Building setbacks are appropriate having regard to: (a) the semi-rural character of the area; (b) overshadowing; (c) privacy and overlooking; and (d) the primary road frontage setbacks of adjoining premises.	**AO3.1** Buildings and structures have a minimum setback of 15 metres to the primary road frontage. **AO3.2** Buildings and structures have a minimum side and rear boundary clearance of 10 metres.
Site Cover	
PO4 Development protects the semi-rural and natural landscape values of the area and is visually unobtrusive.	**AO4.1** Site cover is a maximum of 20% of the total site area. **Where in Precinct 1 – Rural Residential Precinct 4000** **AO4.2** Domestic outbuildings ancillary to a dwelling have a maximum floor area of 150m². Note—AO4.2 excludes balconies and verandahs where connected to a dwelling. **AND** **AO4.3** Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 200m². **Where in Precinct 2 – Rural Residential Precinct 8000 and Precinct 3 – Rural Residential Precinct 20000** **AO4.4** Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 200m². Note—AO4.2 excludes balconies and verandahs where connected to a dwelling.

Performance Outcomes	Acceptable Outcomes
For assessable development (code, code (fast tracked) and impact)	
Amenity Protection	
PO5 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	**AO5** No acceptable outcome.
PO6 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	**AO6** No acceptable outcome.
Water Quality Management	
PO7 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	**AO7** No acceptable outcome.
PO8 Development achieves the stormwater management design objectives specified in **Table 6.2.11.2 – Construction Phase - Stormwater Management Design Objectives**.	**AO8** Development achieves objectives as specified in **Table 6.2.11.2 – Construction Phase - Stormwater Management Design Objectives**.
PO9 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	**AO9** No acceptable outcome.
PO10 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	**AO10** No acceptable outcome.

Table 6.2.11.2—Construction Phase – Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • Disturbed area open for <12 months - 1 in 2-year ARI event. • Disturbed area open for 12-24 months - 1 in 5-year ARI event. • Disturbed are open for >24 months - 1 in 10-year ARI event. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.