

# Zone: Rural Residential

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.

## PURPOSE

The purpose of the Rural Residential Zone Code is to provide for residential development on large lots where Local Government infrastructure and services may not be provided on the basis that the intensity of development is generally dispersed.

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 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:
  - (i) presence of ecologically significant features or other ecological values;
  - (ii) future urban development potential;
  - (iii) development constraints including but not limited to flood, bushfire and landslide; and
  - (iv) 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

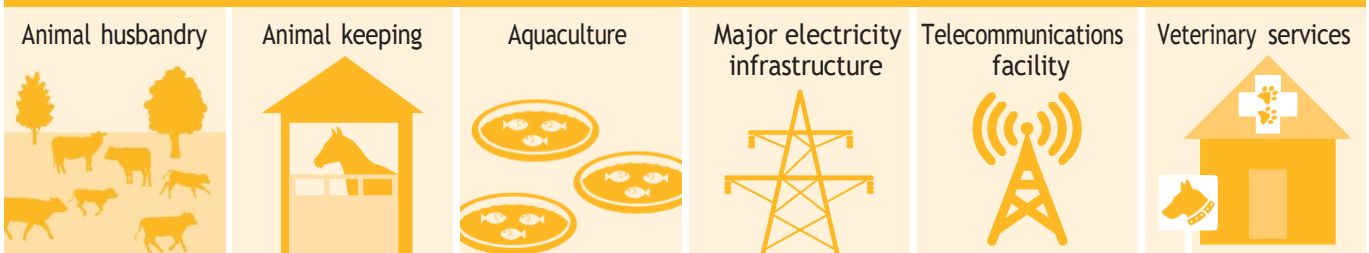
9. the Rural Residential 20000 Precinct accommodates very low density development in consideration of one or more of the following:
  - (i) water supply availability;
  - (ii) presence of ecologically significant features or other ecological values;
  - (iii) future urban development potential;
    - a. development constraints including but not limited to flood, bushfire and landslide; and
    - b. 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 battleaxe 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 (CEPTED).
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.

# Zone: Rural Residential

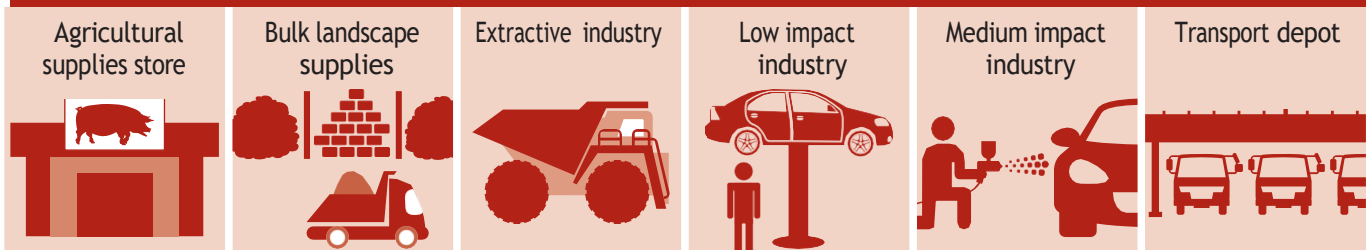
## WE WOULD LIKE TO SEE



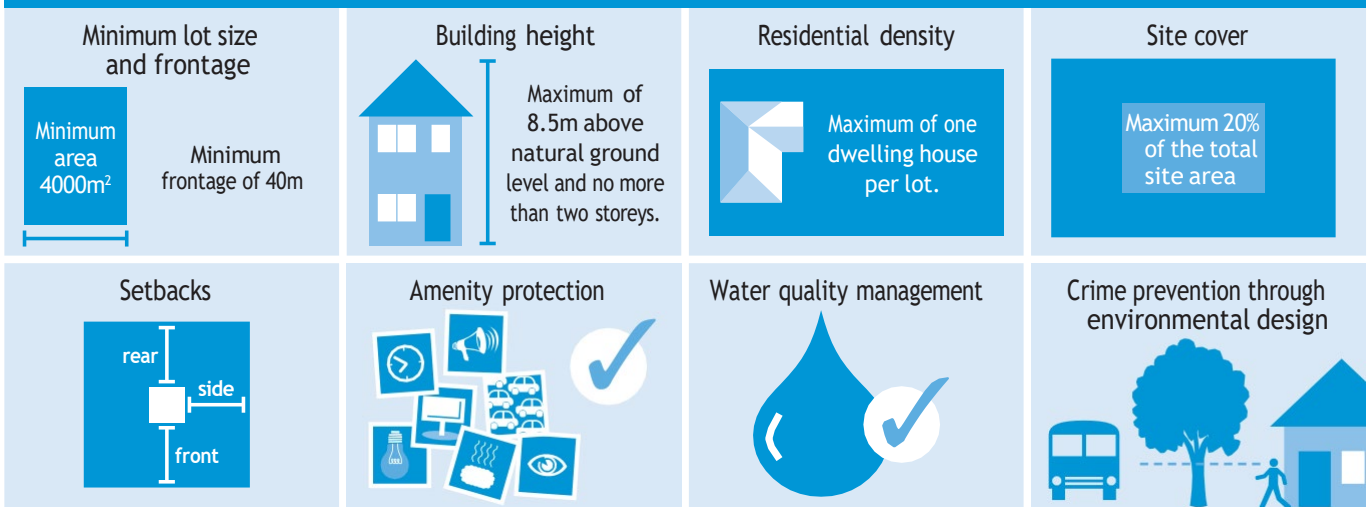
## WE WILL CONSIDER



## WE WOULD PREFER NOT TO SEE



## AS PART OF YOUR DEVELOPMENT WE WILL ASSESS



## FOR MORE INFORMATION

Visit: [www.wdrc.qld.gov.au](http://www.wdrc.qld.gov.au)  
 Contact: Planning Dept on (07) 4679 4000  
 Email: [info@wdrc.qld.gov.au](mailto:info@wdrc.qld.gov.au)  
 and request an appointment with a Planning Officer

The contents of this information sheet have been prepared in order to assist residents to understand the Western Downs Planning Scheme 2017 incorporating Amendment 1. This information is a general overview only. For full details in relation to the applicable provisions of the Planning Scheme that affect proposed development, please refer to the Western Downs Planning Scheme 2017 incorporating Amendment 1.

