

# Zone: Rural

This Code applies to development where the Code is identified as applicable in the table of assessment for the Rural Zone and development is within the Rural 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 Zone is to:

1. Provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
2. Provide opportunities for non-rural uses that are compatible with agriculture, the environmental features and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes; and
3. Protect and manage significant natural resources and processes to maintain the capacity for primary production.

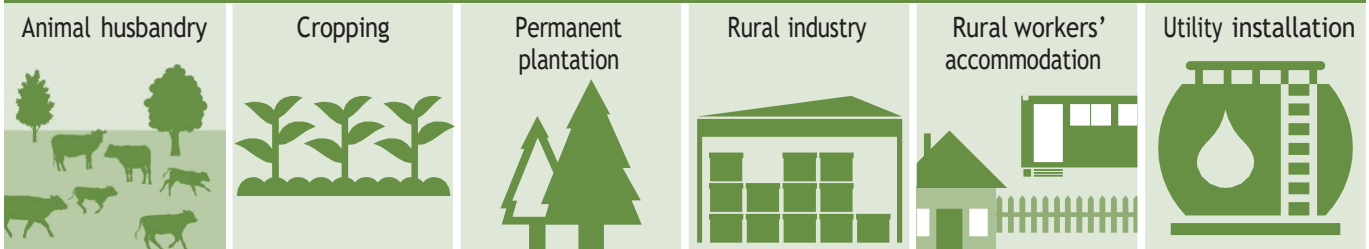
The overall outcomes sought for the Rural Zone Code are as follows:

1. The Zone primarily accommodates cropping or animal husbandry and ancillary detached dwellings.
2. All rural land is protected from alienation and fragmentation. A lack of viability for existing farming operations and small holdings does not provide suitable and sufficient planning justification for further subdivision or uses for non-rural purposes.
3. Residential development within the Rural Zone only occurs to the extent that it supports and is ancillary to the productive use of the land. Urban and residential development is contained within designated zonings for such uses and will not be permitted to expand into rural areas.
4. New enterprises, such as rural service industries and tourism activities, are accommodated where:
  - (i) they are directly associated with rural production, a natural resource or the natural environment or need to be remote from urban uses as a result of their impacts;
  - (ii) the productive capacity of the land is not diminished and conflicts with existing and intended activities in the surrounding area are avoided.
  - (iii) the existing landscape and natural resource values of the land are maintained; and
  - (iv) the proposed use could not be more appropriately located in another Zone.
5. Extractive resources and existing extractive operations on rural land are protected from encroachment from incompatible land uses.
6. The environmental, character and landscape values of all rural land are protected from encroachment by incompatible land uses.

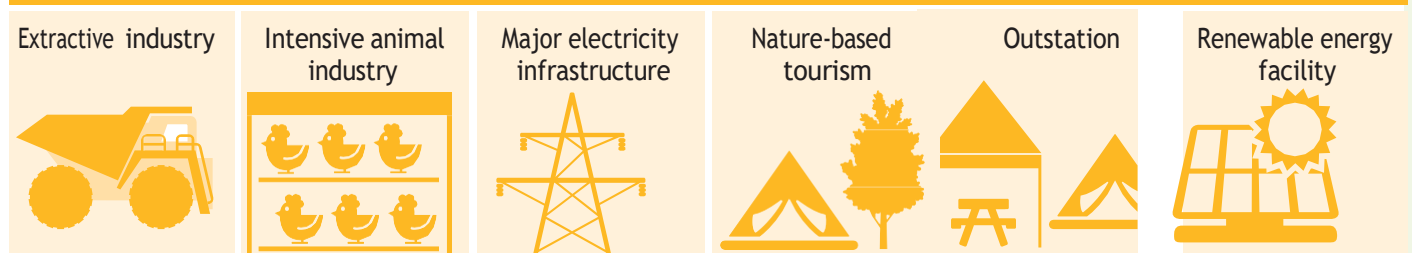
7. Adequate separation and buffering is provided by new development in nearby or adjoining urban or Rural Residential Zoned land to ensure that encroachment, fragmentation or alienation of rural land by these uses is avoided.
8. Special industry uses that require separation distances from sensitive land uses are supported and encouraged to locate in areas identified as Special Industrial Areas.
9. 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.
10. 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.
11. 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.
12. 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).
13. 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.
14. 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.
15. Where development is not consistent with the purpose and intent of the Rural 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.

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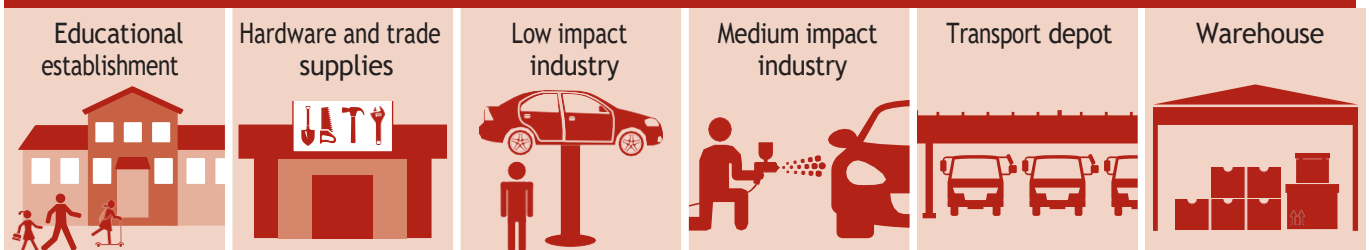
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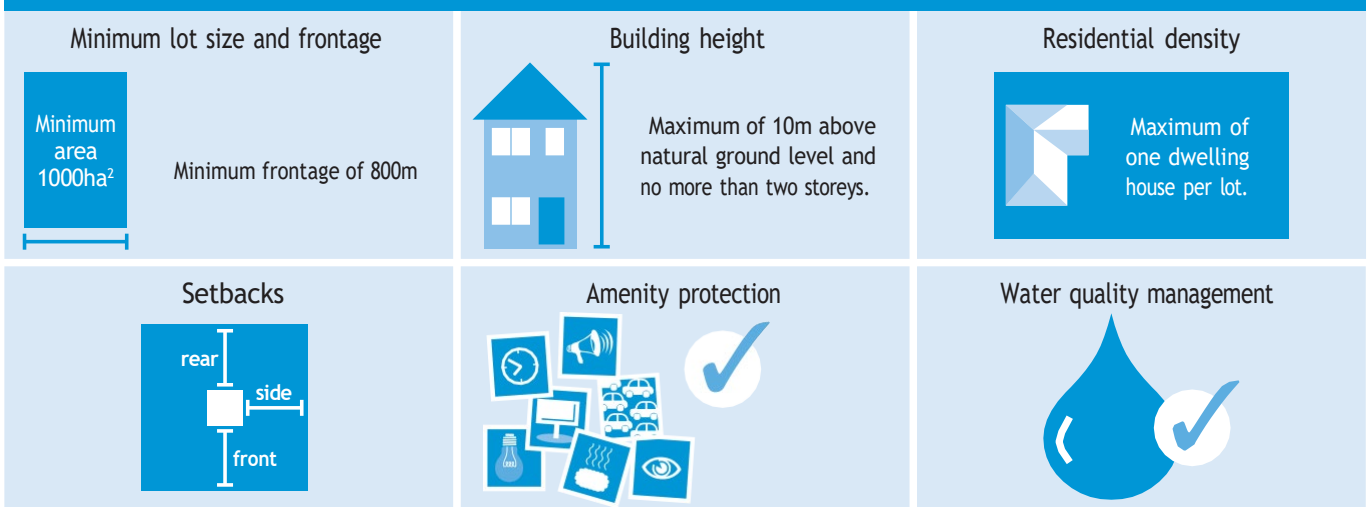
## WE WILL CONSIDER



## 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.

