6.2.11 Rural Residential Zone Code

Table 6.2.11.1 - Rural residential code

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
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 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.	

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
	Where in Precinct 1 - Rural Residential Precinct 4000 **AO4.2** Domestic outbuildings ancillary to a dwelling have a maximum floor area of 150m^2. Note - A04.2 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 200m^2.	
	Where in Precinct 2 - Rural Residential Precinct 8000 and Precinct 3 – Rural Residential Precinct 20000 **AO4.4** Buildings and structure ancillary to a dwelling are restricted to a cumulative floor area of 200m^2. Note- A04.2 excludes balconies and verandahs where connected to a dwelling.	

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
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.	

6.2.11 Rural Residential Zone Code

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
PO8 Development achieves the storm water management design objectives specified in **Table 6.2.10.2 - Construction Phase - Stormwater Management Design Objectives**	**AO8** Development achieves objectives as specified in **Table 6.2.10.2 - 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 area 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.