

## 6.2.10 Rural Zone

### 6.2.10.1 Application

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.

### 6.2.10.2 Purpose

The purpose of the rural zone is to:

- (a) Provide for rural uses and activities; and
- (b) Provide for other uses and activities that are compatible with -
  - (i) existing and future rural uses and activities; and
  - (ii) the character and environmental features of the zone; and
- (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.

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 zone 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 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.

- (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 (CPTED).
- (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.

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 zone includes the following:

<ul style="list-style-type: none"> <li>• Animal husbandry</li> <li>• Animal keeping</li> <li>• Aquaculture</li> <li>• Caretaker's accommodation</li> <li>• Cemetery</li> <li>• Cropping</li> <li>• Community Residence</li> <li>• Dwelling house</li> <li>• Emergency services</li> <li>• Environment facility</li> <li>• Extractive industry</li> <li>• High impact industry</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Home based business</li> <li>• Intensive animal industry</li> <li>• Intensive horticulture</li> <li>• Major electricity infrastructure</li> <li>• Nature-based tourism</li> <li>• Outstation</li> <li>• Park</li> <li>• Permanent plantation</li> <li>• Renewable energy facility</li> <li>• Roadside stall</li> <li>• Rural industry</li> <li>• Rural workers' accommodation</li> </ul>	<ul style="list-style-type: none"> <li>• Special industry</li> <li>• Substation</li> <li>• Telecommunications facility</li> <li>• Tourist attraction</li> <li>• Tourist park</li> <li>• Utility installation</li> <li>• Veterinary services</li> <li>• Wholesale nursery</li> <li>• Winery</li> </ul>
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Inconsistent development within the Rural zone includes the following:

<ul style="list-style-type: none"> <li>• Adult store</li> <li>• Agricultural supplies store</li> <li>• Air services</li> <li>• Bar</li> <li>• Brothel</li> <li>• Bulk landscape supplies</li> <li>• Car wash</li> <li>• Child care centre</li> <li>• Club</li> <li>• Community care centre</li> <li>• Community residence</li> <li>• Community use</li> <li>• Crematorium</li> <li>• Detention facility</li> <li>• Dual occupancy</li> <li>• Dwelling unit</li> <li>• Educational Establishment</li> <li>• Food and drink outlet</li> <li>• Function facility</li> </ul>	<ul style="list-style-type: none"> <li>• Funeral parlour</li> <li>• Garden centre</li> <li>• Hardware and trade supplies</li> <li>• Health care services</li> <li>• Hospital</li> <li>• Hotel</li> <li>• Indoor sport and recreation</li> <li>• Landing</li> <li>• Low impact industry</li> <li>• Major sport, recreation and entertainment facility</li> <li>• Marine industry</li> <li>• Market</li> <li>• Medium impact industry</li> <li>• Motor sport facility</li> <li>• Multiple dwelling</li> <li>• Nightclub entertainment facility</li> <li>• Non-resident workforce accommodation</li> <li>• Office</li> <li>• Outdoor sales</li> </ul>	<ul style="list-style-type: none"> <li>• Outdoor sport and recreation</li> <li>• Parking station</li> <li>• Place of worship</li> <li>• Port services</li> <li>• Relocatable home park</li> <li>• Research and technology industry</li> <li>• Residential care facility</li> <li>• Resort complex</li> <li>• Retirement facility</li> <li>• Rooming accommodation</li> <li>• Sales office</li> <li>• Service industry</li> <li>• Service station</li> <li>• Shop</li> <li>• Shopping centre</li> <li>• Short-term accommodation</li> <li>• Showroom</li> <li>• Theatre</li> <li>• Transport depot</li> <li>• Warehouse</li> </ul>
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Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

## 6.2.10.3 Assessment benchmarks

### Part A - Criteria for accepted and assessable development

Table 6.2.10.1 - Rural zone code

Performance Outcomes	Acceptable Outcomes
<b>For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)</b>	
<b>Building Height</b>	
<p><b>PO1</b> A low-rise built form is maintained having regard to existing landscape character values.</p>	<p><b>AO1</b> Development has a maximum building height of 10 metres above natural ground level and no more than two (2) storeys.</p> <p>Editor's Note - excluding windmills, silos and other rural structures ancillary to agricultural operations on site</p>
<b>Accommodation Density</b>	
<p><b>PO2</b> Accommodation density and Residential density is complementary and subordinate to the rural and natural landscape values of the area.</p>	<p><b>AO2.1</b> Residential density does not exceed one Dwelling house per lot.</p> <p><b>AO2.2</b> Residential density does not exceed two dwellings per lot and development is for: (a) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m<sup>2</sup>; or (b) Rural workers accommodation.</p>
<b>Setbacks</b>	
<p><b>PO3</b> Building setbacks are appropriate having regard to: (a) the rural character of the area; (b) overshadowing; (c) privacy and overlooking; and (d) the primary road frontage setbacks of adjoining premises.</p>	<p><b>AO3.1</b> Buildings and structures have a minimum setback of 20 metres to the primary road frontage.</p> <p><b>AO3.2</b> Buildings and structures have a minimum side and rear boundary clearance of 15 metres.</p>
<p><b>PO4</b> The location of any dwelling does not compromise the continued operation of an existing or approved intensive animal industry, extractive industry or other uses that are incompatible with residential development</p>	<p><b>AO4.1</b> The dwelling is located at least 1,000m from an existing or approved intensive animal industry operation.</p> <p><b>AO4.2</b> The dwelling is separated from an extractive industry by at least: (a) 500m from a hard rock extractive industry; (b) 200m from a sand and gravel extractive industry; and (c) 100m from a haul route.</p> <p><b>AO4.3</b> The dwelling is separated from a High impact industry use by a minimum of 500 metres.</p>

Performance Outcomes	Acceptable Outcomes
<b>For assessable development (code, code (fast tracked) and impact)</b>	
<b>Amenity Protection</b>	
<p><b>PO5</b> Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) lighting;</li> <li>(e) advertising devices;</li> <li>(f) visual amenity;</li> <li>(g) privacy;</li> <li>(h) odour; or</li> <li>(i) emissions.</li> </ul>	<p><b>AO5</b> No acceptable outcome.</p>
<p><b>PO6</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) lighting;</li> <li>(e) advertising devices;</li> <li>(f) visual amenity;</li> <li>(g) privacy;</li> <li>(h) odour; or</li> <li>(i) emissions.</li> </ul>	<p><b>AO6</b> No acceptable outcome.</p>
<b>Water Quality Management</b>	
<p><b>PO7</b> Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.</p>	<p><b>AO7</b> No acceptable outcome.</p>
<p><b>PO8</b> Development achieves the storm water management design objectives specified in <b>Table 6.2.10.2 - Construction Phase - Stormwater Management Design Objectives</b></p>	<p><b>AO8</b> Development achieves objectives as specified in <b>Table 6.2.10.2 - Construction Phase - Stormwater Management Design Objectives</b></p>
<p><b>PO9</b> Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.</p>	<p><b>AO9</b> No acceptable outcome.</p>
<p><b>PO10</b> Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.</p>	<p><b>AO10</b> No acceptable outcome.</p>

**Table 6.2.10.2 - Construction Phase - Stormwater Management Design Objectives**

Issue		Design Objectives
<b>Drainage control</b>	Temporary drainage works	1. Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> <li>• Disturbed area open for &lt;12 months - 1 in 2-year ARI event.</li> <li>• Disturbed area open for 12-24 months - 1 in 5-year ARI event.</li> <li>• Disturbed are open for &gt;24 months - 1 in 10-year ARI event.</li> </ul> 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
<b>Erosion control</b>	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.
<b>Sediment control</b>	Sediment control measures  Design storm for sediment control basins  Sediment basin dewatering	1. Determine appropriate sediment control measures using: <ul style="list-style-type: none"> <li>• potential soil loss rate, or</li> <li>• monthly erosivity, or</li> <li>• average monthly rainfall</li> </ul> 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> <li>• design storm for sediment basin sizing is 80th% five-day event or similar</li> </ul> 3. Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> <li>• TSS &lt; 50 mg/L TSS, and</li> <li>• Turbidity not &gt;10% receiving waters turbidity, and</li> <li>• pH 6.5–8.5</li> </ul>
<b>Water quality</b>	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.
<b>Waterway stability and flood flow management</b>	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.