

## 6.2.10 Rural Zone Code

Table 6.2.10.1 - Rural zone code

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
<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:</p> <ul style="list-style-type: none"> <li>(a) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m<sup>2</sup>; or</li> <li>(b) Rural workers accommodation.</li> </ul>	
<b>Setbacks</b>		
<p><b>PO3</b> Building setbacks are appropriate having regard to:</p> <ul style="list-style-type: none"> <li>(a) the rural character of the area;</li> <li>(b) overshadowing;</li> <li>(c) privacy and overlooking; and</li> <li>(d) the primary road frontage setbacks of adjoining premises.</li> </ul>	<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>	

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<p><b>PO4</b></p> <p>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></p> <p>The dwelling is located at least 1,000m from an existing or approved intensive animal industry operation.</p>	
	<p><b>AO4.2</b></p> <p>The dwelling is separated from an extractive industry by at least:</p> <p>(a) 500m from a hard rock extractive industry;</p> <p>(b) 200m from a sand and gravel extractive industry; and</p> <p>(c) 100m from a haul route.</p>	
	<p><b>AO4.3</b></p> <p>The dwelling is separated from a High impact industry use by a minimum of 500 metres.</p>	
<b>For assessable development (code, code (fast tracked) and impact)</b>		
<b>Amenity protection</b>		
<p><b>PO5</b></p> <p>Development must not detract from the amenity of the local area, having regard to:</p> <p>(a) noise;</p> <p>(b) hours of operation;</p> <p>(c) traffic;</p> <p>(d) lighting;</p> <p>(e) advertising devices;</p> <p>(f) visual amenity;</p> <p>(g) privacy;</p> <p>(h) odour; or</p> <p>(i) emissions.</p>	<p><b>AO5</b></p> <p>No acceptable outcome.</p>	

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<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 6.2.9.2 - 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>	

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Table 6.2.10.2 - Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
<b>Drainage control</b>	Temporary drainage works	<ol style="list-style-type: none"> <li>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 area open for &gt;24 months - 1 in 10-year ARI event.</li> </ul> </li> <li>Design capacity excludes minimum 150mm freeboard.</li> <li>Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.</li> </ol>
<b>Erosion control</b>	Erosion control measures	<ol style="list-style-type: none"> <li>Minimise exposure of disturbed soils at any time.</li> <li>Divert water run-off from undisturbed areas around disturbed areas.</li> <li>Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods.</li> <li>Implement erosion control methods corresponding to identified erosion risk rating.</li> </ol>
<b>Sediment control</b>	Sediment control measures  Design storm for sediment control basins  Sediment basin dewatering	<ol style="list-style-type: none"> <li>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> </li> <li>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> </li> <li>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> </li> </ol>
<b>Water quality</b>	Litter and other waste, hydrocarbons and other contaminants	<ol style="list-style-type: none"> <li>Avoid wind-blown litter; remove gross pollutants.</li> <li>Ensure there is no visible oil or grease sheen on released waters.</li> <li>Dispose of waste containing contaminants at authorised facilities.</li> </ol>
<b>Waterway stability and flood flow management</b>	Changes to the natural waterway hydraulics and hydrology	<ol style="list-style-type: none"> <li>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.</li> </ol>