

6.2.210 Rural zone code



Photograph 6.2.210-1
Example of a Rural zone located in Numinbah Valley. Photograph by Remco Jansen.

6.2.210.1 Application

This code applies to assessing all development in the Rural zone.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

Where development is identified in the **Rural landscape and environment precinct**, additional outcomes will apply to assessment.

Note: To the extent there is any inconsistency with the outcomes applying to the whole of the zone, the precinct outcomes will prevail.

6.2.210.2 Purpose

- (1) The purpose of the Rural zone code is to:
 - (a) provide for rural uses including Cropping, Intensive horticulture, Intensive animal husbandry, Animal keeping and other primary production activities;
 - (b) provide opportunities for non-rural uses that are compatible with agriculture, matters of environmental significance, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes; and
 - (c) protect or manage significant natural resources, and processes to maintain the capacity for primary production.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Land uses –
 - (i) include a range of sustainable rural production pursuits such as Animal husbandry, Cropping, Animal keeping, Intensive animal industry, Intensive horticulture and wine production;
 - (ii) provide ~~low rise~~, very low intensity residential accommodation such as Dwelling houses and Short-term accommodation (farm stays) but not Party houses;

- (iii) may include a range of small scale, compatible non-rural activities where they provide goods and services that directly support the rural community and do not conflict with the landscape character, rural amenity and the long-term use of the land, or adjoining land for rural production pursuits. These include Agricultural supplies store, Bulk landscape supplies, Community use, Rural industry, Wholesale nurseries, Food and drink outlets, Garden centres, Health care services, Shops and Environmental facilities;
- (iv) do not interfere, encroach or impact on the city's sugar cane growing, particularly in the Woongoolba/Norwell areas and the Rocky Point Sugar Mill; and
- (v) that do not directly relate to rural production may be considered where they do not conflict with landscape character, rural amenity and the use of the land, or adjoining land for rural production pursuits. These include activities such as Markets, Veterinary services, Community care centres, Crematoriums, Places of worship, Renewable energy facilities, Research and technology industry, Nature-based tourism, Outdoor sports and recreation, ~~Transport depots~~, Clubs, Function facilities, Tourist attractions, Tourist parks, Major electricity infrastructure, Telecommunications facilities and Utility installations.

Comment [MU2 - CP1]: Theme - Other land use changes - improving clarity, consistency and alignment within the City Plan;
Item 28 – Rural amenity

(b) **Amenity –**

Development achieves a level of amenity reasonably expected in the local context, having regard to:

- (i) the qualities of the locality;
- (ii) built form and scale;
- (iii) noise, privacy, safety, glare, odour, light, wind and vibration;
- (iv) contaminated substances, hazardous chemicals and emissions; and
- (v) traffic, parking, servicing and hours of operation.

Comment [MU3 - CP2]: Theme: Built form and urban design the importance of a well-designed city;
Item 9 – Built form improvements

(c) Character consists of –

- (i) large expanses of workable open land, framed by vegetation and waterways, which is sparsely populated with ~~low-rise~~, very-low intensity dwellings and rural buildings.

Comment [MU2 - CP3]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

(de) Built form –

- (i) has a building height and structure height that does not exceed that indicated on the **Building height overlay map**; ~~is low-rise~~, with the exception of **class 10 buildings** (farming infrastructure), to reduce the visual impact on the rural character;
- (ii) ~~does not exceed a Partial third storey where indicated on the Building height overlay map as having a building height of 9 metres;~~
- (iii) is of a very low density and supports the rural activity on the site;
- (iv) is setback to provide an appropriate level of privacy that is expected in a rural setting; and
- (v) is carefully sited to ensure buildings and structures are integrated into rural landscapes.

Comment [MU2 - CP4]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [MU2 - CP5]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Note: The designated height on the Building height overlay map may not be achievable when taking into consideration outcomes, such as, but not limited to aviation restrictions, setbacks and site cover.

Comment [MU2 - CP6]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

(ed) Lot design –

- (i) prevents fragmentation of productive rural land and matters of environmental significance.

(fe) Variations in the zone are –

- (i) **Rural landscape and environment precinct.**

(3) The purpose of the Rural landscape and environment precinct will be achieved through the following additional overall outcomes:

- (a) Land uses do not impact on the matters of environmental significance, landscape and scenic amenity values of the land.
- (b) Natural landscape and matters of environmental significance are protected and conserved to assist in maintaining a green frame to the city's urban area, particularly on the Hinterland ranges and foothills, which contribute to the city's distinct form, visual attractiveness and role as a major tourist destination.

6.2.210.3 Specific benchmarks for assessment

Part A applies to accepted development subject to requirements.

Part B applies to assessable development.

PART A – ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS

Table 6.2.210-1: Rural zone code – for accepted development subject to requirements

Required outcomes							
Setbacks	<p>RO1 Setbacks are as follows:</p> <table border="1"> <thead> <tr> <th>Setback</th> <th>Minimum distances measured in metres (m)</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td> <ul style="list-style-type: none"> if roadside stall: 0m otherwise: 10m </td> </tr> <tr> <td>Side and rear</td> <td>6m</td> </tr> </tbody> </table>	Setback	Minimum distances measured in metres (m)	Front	<ul style="list-style-type: none"> if roadside stall: 0m otherwise: 10m 	Side and rear	6m
Setback	Minimum distances measured in metres (m)						
Front	<ul style="list-style-type: none"> if roadside stall: 0m otherwise: 10m 						
Side and rear	6m						
Height	<p>RO2 Building height and structure height does not exceed that shown on the Building height overlay map with the exception of farm infrastructure, 2 storeys with a maximum height of 9m. AND For structures, no requirements for accepted development are provided.</p>						
Density	<p>RO3 Residential density is limited to a dwelling house.</p>						
Amenity	<p>RO4 Buildings and structures do not protrude above ridgelines when viewed from any street.</p>						

Comment [MU2 - CP7]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Advisory note

Accepted development identified in the assessment tables as subject to requirements must comply with all the nominated requirements in this and other applicable codes.

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 6.2.210-2: Rural zone code – for assessable development

Performance outcomes	Acceptable outcomes						
Setbacks							
<p>PO1 Setbacks: (a) protect the amenity of adjacent uses; and (b) provide a level of privacy expected in a rural setting.</p>	<p>AO1 Setbacks are as follows:</p> <table border="1"> <thead> <tr> <th>Setback</th> <th>Minimum distances measured in metres (m)</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td> <ul style="list-style-type: none"> if roadside stall: 0m otherwise: 10m </td> </tr> <tr> <td>Side and rear</td> <td>6m</td> </tr> </tbody> </table>	Setback	Minimum distances measured in metres (m)	Front	<ul style="list-style-type: none"> if roadside stall: 0m otherwise: 10m 	Side and rear	6m
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Side and rear	6m						

Performance outcomes	Acceptable outcomes
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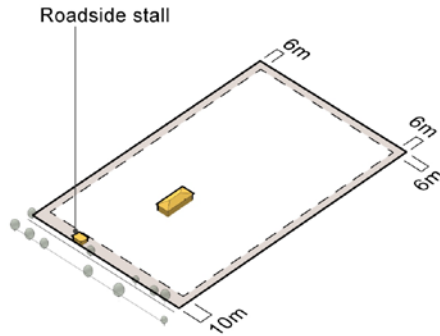


Figure 6.2.210-1
Illustration showing Rural zone setbacks

Height

<p>PO2 Building height and structure height does not exceed that shown on the Building height overlay map, with the exception of class 10 buildings (farming infrastructure). OR Building height does not exceed a Partial third storey where indicated on the Building height overlay map as having a building height of 9 metres. Building height is low-rise.</p>	<p>AO2.4 No acceptable outcome provided. Building height does not exceed: (a) 2 storeys with a maximum height of 9m; or (b) a partial third storey if within 9m. AO2.2 For structures, no acceptable outcome provided.</p>
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Comment [Amend-8]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan;
Item 32 - Minor administrative and editorial improvements

Comment [MU2 - CP9]: Theme: Height and density - creating a sustainable city shape;
Item 1 & 2 – Building height overlay map and new building height categories

Density

<p>PO3 Residential density is limited to a dwelling house.</p>	<p>AO3 No acceptable outcome provided.</p>
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Amenity

<p>PO4 Development achieves a level of amenity reasonably expected in the local context, acknowledging the rural activities intended to occur, having regard to; (a) the qualities of the locality; (b) built form and scale; (c) noise, privacy, safety, glare, odour, light, wind and vibration; (d) contaminated substances, hazardous chemicals and emissions; and (e) traffic, parking, servicing and hours of operation.</p>	<p>AO4 No acceptable outcomes provided.</p>
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Comment [MU3 - CP10]: Theme: Built form and urban design the importance of a well-designed city;
Item 9 – Built form improvements

Landscaping

<p>PO54 Buildings are integrated within the landscape and do not appear as a prominent feature.</p>	<p>AO54 Buildings and structures do not protrude above ridgelines when viewed from any street.</p>
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Performance outcomes	Acceptable outcomes
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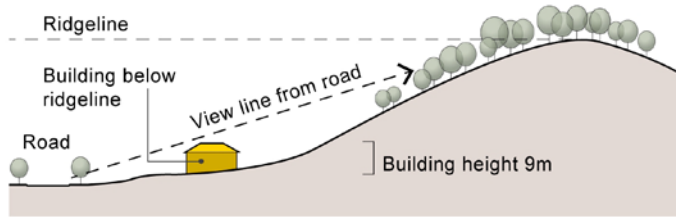


Figure 6.2.210-2

Illustration showing Rural zone height and amenity where buildings are integrated within the landscape and do not appear as a prominent feature

Land use (Rural landscape and environment precinct only)

PO65

Rural activities occur, in the Rural landscape and environment precinct, where they do not result in:

- (a) the clearing of vegetated areas;
- (b) impacts on matters of environmental significance; and
- (c) loss of the scenic amenity values of hinterland ridgelines, prominent foothills and face slopes.

AO65

No acceptable outcome provided.

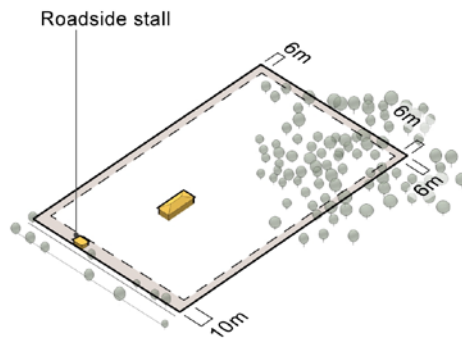


Figure 6.2.210-3

Illustration showing Rural zone land use (Rural landscape and environment precinct only) where it does not result in the clearing of vegetated areas

Lot design (for subdivision only)

PO76

New lots are not created.
Note: this provision does not apply to land that is to be dedicated to Council or State for open space or infrastructure purposes.

AO76

No acceptable outcome provided.