

6.2.22.1 Rural residential zone code



Photograph 6.2.22.1-1
Example of a Rural residential zone located in Ormeau. Photograph by Remco Jansen.

6.2.22.1.1 Application

This code applies to assessing all development in the Rural residential 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 residential landscape and environment precinct**, additional outcomes will apply.

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

6.2.22.1.2 Purpose

- (1) The purpose of the Rural residential zone code is to provide for residential development on large lots where local government infrastructure and services may not be provided on the basis that the intensity of residential development is generally dispersed.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Land uses –
 - (i) support the rural lifestyle and amenity aspirations of residents residing in the semi-rural or bushland environment;
 - (ii) provide ~~low rise~~, very low intensity residential accommodation such as Dwelling houses, and Short-term accommodation (farm stays) but not Party houses;
 - (iii) preserve the matters of environmental significance and topographical features of the land by integrating uses of appropriate scale amongst the landscape;
 - (iv) non-residential uses such as Child care centres, Shops and Clubs may be appropriate where they meet the day-to-day needs of the residential catchments and do not compromise the amenity and character of the zone and local area;
 - (v) that have potential for higher impacts on amenity but contribute to the semi-rural use of the zone may be considered where they are appropriately designed and located, such as Animal keeping, Animal husbandry and Intensive horticulture;

Comment [MU2 - CP1]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

- (vi) that do not directly relate to the semi-rural operation of the zone may be considered such as Garden centres, Veterinary services, Community care centres, Community uses, Education establishments, Places of worship, Environmental facilities, ~~and~~ Tourist attractions, ~~and~~ Emergency services, ~~and Transport depot~~ where they do not compromise the amenity and character of the zone; and
- (vii) do not detract from the residential amenity of the area.

Comment [MU2 - CP2]: 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 - CP3]: Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

(c) Character consists of –

- (i) ~~low building height and very low intensity and low rise~~ environments to preserve the character of the zone;
- (ii) a building height that does not exceed that indicated on the **Building height overlay map**;
- (iii) a building height and structure height that does not exceed a Partial third storey where indicated on the **Building height overlay map** as having a building height of 9 metres; and
- (iv) private acreage or bushland living, typically situated along natural landscape settings like ridgelines or valleys with the intention of being separated from urban services and providing a high amenity lifestyle choice.

Comment [Amend-4]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan;
Item 32 - Minor administrative and editorial improvements

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

(de) Built form –

- (i) is low building height, is very low intensity, ~~low rise~~ and well setback from property boundaries to ensure privacy for adjacent residences ~~and to preserve the very low intensity character of the zone~~;
- (ii) maintains a low site cover to promote the semi-rural or bushland setting; and
- (iii) respects natural landscape values of semi-rural and bushland environments.

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

Comment [MU2 - CP8]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

(e) Lot design –

- (i) results in lot sizes and dimensions appropriate for the large lot residential locality that recognise the site's inherent values, constraints and character and supports very low density;
- (ii) provides an average lot size of no less than 8,000m² to protect local amenity and character. To respond to the various constraints found in the zone the lot sizes may vary provided that no lot has an area less than 4,000m²; and
- (iii) additional outcomes where identified on the Minimum lot size overlay map:
 - facilitates the subdivision pattern and desired character of the locality by meeting the minimum lot size identified on the **Minimum lot size overlay map**; and
 - provides connection to reticulated sewerage in accordance with **SC6.104 City Plan Policy – Land development guidelines**, where the lot size on the **Minimum lot size overlay map** is equal to or less than 2,500m².

Comment [KK9]: Theme: Other land use changes - improving clarity, consistency and alignment within the City Plan;
Item 32 – Minor administrative and editorial improvements

(fe) Variations in the zone are –

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

- (3) The purpose of the Rural residential landscape and environment precinct will be achieved through the following additional overall outcomes:
- (a) Subdivision avoids fragmentation of identified matters of environmental significance and natural landscape values.
 - (b) Low key nature based activities such as cafés, camping grounds, and eco-tourism may be supported where they support the identified landscape and environment values.
 - (c) Inappropriate activities that may erode the matters of environmental significance, recreational, landscape and scenic amenity values of natural landscape and environment areas are not supported.
 - (d) Development supports the protection and regeneration of identified matters of environmental significance.

6.2.22+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 6.2.22+1: Rural residential zone code – for accepted development subject to requirements

Required outcomes							
Setbacks	RO1 Setbacks are as follows:						
	<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: 6m </td> </tr> <tr> <td>Side and rear</td> <td>3m</td> </tr> </tbody> </table>	Setback	Minimum distances measured in metres (m)	Front	<ul style="list-style-type: none"> • if roadside stall: 0m • otherwise: 6m 	Side and rear	3m
	Setback	Minimum distances measured in metres (m)					
	Front	<ul style="list-style-type: none"> • if roadside stall: 0m • otherwise: 6m 					
Side and rear	3m						
Site cover	RO2 Site cover does not exceed 25%.						
	OR Within the Rural residential landscape and environment precinct development is confined only to previously cleared areas and site cover does not exceed 15%.						
Height	RO3 Building height and structure height does not exceed that shown on the Building height overlay map. Building height does not exceed 2 storeys with a maximum height of 9m. AND Structures do not exceed a height of 9m.						
Density	RO4 Residential density is limited to a dwelling house.						
Design and appearance	RO5 Buildings and structures do not protrude above ridgelines when viewed from any street.						
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.							

Comment [MU2 - CP10]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 6.2.22+2: Rural residential zone code – for assessable development

Performance outcomes	Acceptable outcomes
Setbacks	

Performance outcomes	Acceptable outcomes						
PO1 Setbacks: (a) provide privacy to adjacent dwellings; (b) allow for access around the building; (c) contribute to the semi-rural streetscape character; and (d) allow for on-site car parking.	AO1 Setbacks are as follows: <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: 6m </td> </tr> <tr> <td>Side and rear</td> <td>3m</td> </tr> </tbody> </table>	Setback	Minimum distances measured in metres (m)	Front	<ul style="list-style-type: none"> if roadside stall: 0m otherwise: 6m 	Side and rear	3m
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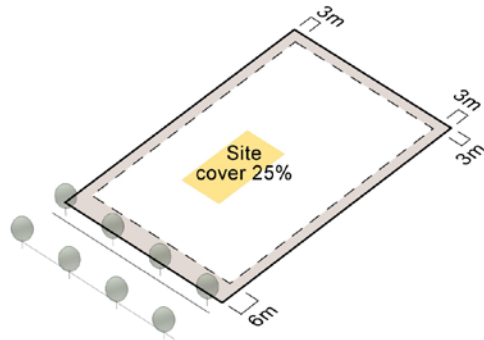


Figure 6.2.224-1
Illustration showing Rural residential zone setbacks and site cover outcomes

Site cover

PO2 Site cover: (a) is low to protect the rural residential character; and (b) provides areas for on-site sewerage facilities.	AO2 Site cover does not exceed 25%.
PO3 Rural residential landscape and environment precinct Site cover is very low to protect the identified matters of environmental significance and natural landscape values.	AO3 Rural residential landscape and environment precinct Development is confined only to previously cleared areas and site cover does not exceed 15%.

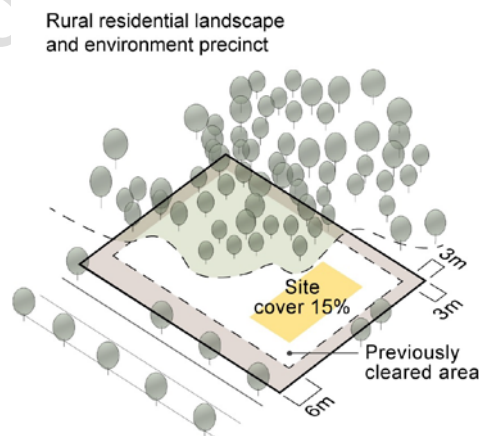


Figure 6.2.224-2
Illustration showing Rural residential landscape and environment precinct site cover outcomes

Performance outcomes	Acceptable outcomes
Height	
<p>PO4 Building height and structure height does not exceed that shown on the Building height overlay map.</p> <p>OR</p> <p>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>AO4.1 No acceptable outcome provided.Building height does not exceed:</p> <p>(a) 2 storeys with a maximum height of 9m; or (b) a partial third storey if within 9m.</p> <p>AO4.2 Structures do not exceed a height of 9m.</p>

Comment [MU2 - CP11]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

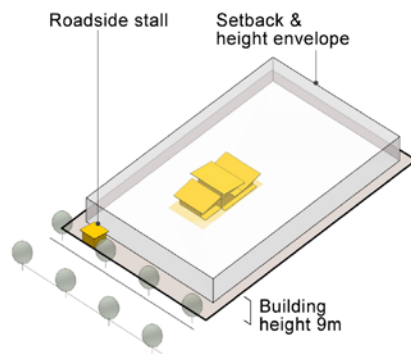


Figure 6.2.224-3
Illustration showing Rural residential zone height outcomes

Density	
<p>PO5 Residential density is limited to a dwelling house.</p>	<p>AO5 No acceptable outcome provided.</p>
Design and appearance	
<p>PO6 Buildings are integrated within the landscape and do not appear as a prominent feature.</p>	<p>AO6 Buildings and structures do not protrude above ridgelines when viewed from any street.</p>

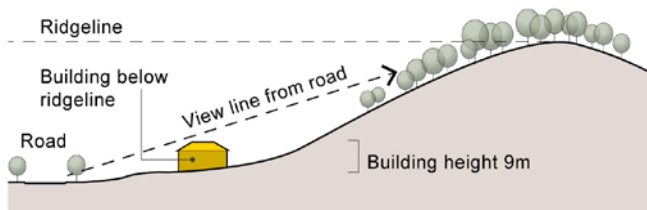


Figure 6.2.224-4
Illustration showing Rural residential zone amenity where buildings are integrated within the landscape and do not appear as a prominent feature

Amenity	
<p>PO7 Development achieves a level of amenity reasonably expected in the local context, acknowledging the rural activities intended to occur, having regard to;</p> <p>(a) the qualities of the locality; (b) built form and scale; (c) noise, privacy, safety, glare, odour, light, wind and</p>	<p>AO7 No acceptable outcomes provided.</p>

Comment [MU3 - CP12]: Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

Performance outcomes	Acceptable outcomes										
<p>vibration; and</p> <p>(d) contaminated substances, hazardous chemicals and emissions; and</p> <p>(e) traffic, parking, servicing and hours of operation.</p>											
Lot design (for subdivision only)											
<p>PO87</p> <p>Where not on the Minimum lot size overlay map or Rural residential landscape and environment precinct</p> <p>Average lot size is no less than 8,000m² and no lots have an area less than 4,000m².</p> <p>Note: this provision does not apply to land that is to be dedicated to Council or State for open space or infrastructure purposes.</p>	<p>AO87</p> <p>No acceptable outcome provided.</p>										
<p>PO98</p> <p>Where not on the Minimum lot size overlay map or Rural residential landscape and environment precinct</p> <p>Lot configuration creates a very low intensity semi-rural or bushland residential environment.</p>	<p>AO98</p> <p>Minimum road frontage is 50m.</p> <p>OR</p> <p>For rear lots the average lot width is 50m.</p>										
<p>PO109</p> <p>Minimum lot size overlay map</p> <p>Lot size is not less than that shown on the Minimum lot size overlay map.</p>	<p>AO109</p> <p>Minimum lot size overlay map</p> <p>No acceptable outcome provided.</p>										
<p>PO1149</p> <p>Minimum lot size overlay map</p> <p>Lot configuration is as follows:</p> <table border="1"> <thead> <tr> <th>Minimum lot size</th> <th>Minimum frontage width</th> </tr> </thead> <tbody> <tr> <td>2000m²</td> <td>15m</td> </tr> <tr> <td>2500m²</td> <td>15m</td> </tr> <tr> <td>3500m²</td> <td>15m</td> </tr> <tr> <td>4000m²</td> <td>50m</td> </tr> </tbody> </table>	Minimum lot size	Minimum frontage width	2000m ²	15m	2500m ²	15m	3500m ²	15m	4000m ²	50m	<p>AO1149</p> <p>Minimum lot size overlay map</p> <p>No acceptable outcome provided.</p>
Minimum lot size	Minimum frontage width										
2000m ²	15m										
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<p>PO1244</p> <p>Minimum lot size overlay map</p> <p>Average lot width for a rear lot is as follows:</p> <table border="1"> <thead> <tr> <th>Minimum lot size designation</th> <th>Average lot width</th> </tr> </thead> <tbody> <tr> <td>2000m² - 3500m²</td> <td>15m</td> </tr> <tr> <td>4000m²</td> <td>50m</td> </tr> </tbody> </table>	Minimum lot size designation	Average lot width	2000m ² - 3500m ²	15m	4000m ²	50m	<p>AO1244</p> <p>Minimum lot size overlay map</p> <p>No acceptable outcome provided.</p>				
Minimum lot size designation	Average lot width										
2000m ² - 3500m ²	15m										
4000m ²	50m										
<p>PO1342</p> <p>Minimum lot size overlay map</p> <p>Any proposed lots with a designated minimum lot size of 2,500m² or less on the Minimum lot size overlay map are connected to reticulated sewerage in accordance with SC6.104 City Plan policy – Land development guidelines.</p>	<p>AO1342</p> <p>Minimum lot size overlay map</p> <p>No acceptable outcome provided.</p>										
<p>PO143</p> <p>Rural residential landscape and environment precinct</p> <p>Lots are of a size that:</p> <p>(a) promote the intent of the precinct; and</p> <p>(b) prevent fragmentation of identified matters of environmental significance and natural landscape values.</p>	<p>AO143.1</p> <p>Rural residential landscape and environment precinct</p> <p>Minimum lot size is 16,000m².</p> <p>AO143.2</p> <p>Rural residential landscape and environment precinct</p> <p>Minimum road frontage is 50m.</p>										

Comment [KK13]: Theme: Other land use changes - improving clarity, consistency and alignment within the City Plan;
Item 32 – Minor administrative and editorial improvements

Performance outcomes	Acceptable outcomes
<p>Note: this provision does not apply to land that is to be dedicated to Council or State for open space or infrastructure purposes.</p>	

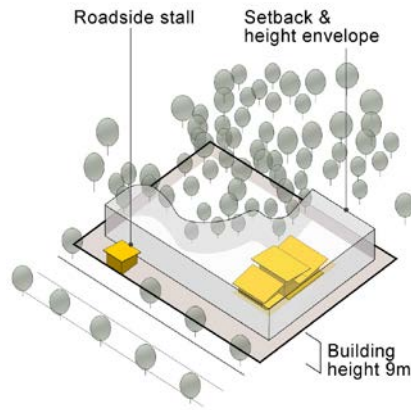


Figure 6.2.224-5

Illustration showing Rural residential landscape and environment precinct where identified natural landscape values are not impacted on as a result of land fragmentation