

## 6.2.19 Rural zone code

### 6.2.19.1 Application

This code applies to assessable development:-

- (a) within the Rural zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Rural zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 6.2.19.2 Purpose

- (1) 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.
- (2) The purpose of the Rural zone code will be achieved through the following overall outcomes:-
  - (a) activities in rural areas are sustainably managed to protect, maintain, and enhance the character, visual amenity and ecological sustainability of the area;
  - (b) activities protect and manage significant natural features, resources, and processes, including the capacity for primary production;
  - (c) development provides for a broad range of rural uses, including animal husbandry, aquaculture, cropping, permanent plantations, intensive horticulture, roadside stalls, wholesale nurseries and wineries. More intensive rural uses including animal keeping, intensive animal industry and rural industry are also established in the zone provided that adverse environmental and amenity impacts are avoided or appropriately managed;
  - (d) non-rural uses that are compatible with a rural setting and support rural enterprise or tourism are facilitated where they complement or provide a service to rural areas and do not compromise the use of the land for rural activities;
  - (e) development does not alienate or fragment agricultural land unless:-
    - (i) there is an overriding need for the development in terms of public benefit; and
    - (ii) no other site is suitable for the particular purpose;
  - (f) intensive rural uses are not located adjacent to sensitive land uses, and are designed and operated to maintain the rural character and amenity of the zone;
  - (g) the built form of development in the zone integrates with and complements the predominant rural character and scale of the zone, and sensitively responds to the environmental and topographical features of the landscape;

- (h) development in rural areas provides for the maintenance or enhancement of the scenic and landscape values of the area;
- (i) development provides for infrastructure and services that are commensurate with a rural location and setting and the nature and scale of development that is intended to occur in the zone; and
- (j) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

### 6.2.19.3 Assessment benchmarks

**Table 6.2.19.3.1 Assessment benchmarks for assessable development**

Performance outcomes		Acceptable outcomes	
<b>Rural uses</b>			
<b>PO1</b>	Development provides for a broad range of rural uses as listed in the rural activities in <b>Schedule 1 (Definitions)</b> , including intensive rural uses, provided that adverse environmental and amenity impacts are avoided or appropriately managed.	<b>AO1</b>	No acceptable outcome provided.
<b>Residential uses</b>			
<b>PO2</b>	Permanent residential accommodation is limited to dwelling houses, dual occupancies and caretaker's accommodation on existing lots. Non-resident workforce accommodation and short-term accommodation which complement rural uses and promote the sustainable use of rural land may also be established in the zone.	<b>AO2</b>	No acceptable outcome provided.
<b>Non-rural uses</b>			
<b>PO3</b>	Non-rural uses are located, designed and operated to minimise conflicts with existing and future rural uses and activities on the surrounding rural lands.	<b>AO3</b>	No acceptable outcome provided.
<b>General</b>			
<b>PO4</b>	Development adjacent to the Waterfront and marine industry zone at Granville is compatible with the continuing operation and viability of marine industries in the locality.	<b>AO4</b>	No acceptable outcome provided.
<b>PO5</b>	Intensive rural uses are not located adjacent to sensitive land uses, and are designed and operated to maintain the rural character and amenity of the zone.	<b>AO5</b>	No acceptable outcome provided.
<b>PO6</b>	Extractive industries may be established in the zone provided that such uses are appropriately designed, operated and managed to minimise significant nuisance and environmental impacts on surrounding premises.	<b>AO6</b>	No acceptable outcome provided.
<b>PO7</b>	Development does not alienate or fragment agricultural land classification (ALC) Class A and Class B land unless:- (a) there is an overriding need for the development in terms of public benefit; and (b) no other site is suitable for the particular purpose.	<b>AO7</b>	No acceptable outcome provided.
<b>PO8</b>	To maintain the rural character and amenity of the zone, development has a low-rise	<b>AO8</b>	Development has a maximum building height above ground level of:-

Performance outcomes		Acceptable outcomes	
	built form.		(a) 8.5m where the site has up to 15% slope, or 10m where the site has more than 15% slope for residential and other non-rural activities; and (b) 10.0m for rural activities.
<b>PO9</b>	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate <sup>27</sup> and minimises the consumption of energy and water.	<b>AO9</b>	No acceptable outcome provided.
<b>PO10</b>	Development avoids or mitigates any adverse impacts on areas of environmental or ecological significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through sensitive location, design, operation and management.	<b>AO10</b>	No acceptable outcome provided.
<b>PO11</b>	Development provides for infrastructure and services that are commensurate with a rural location and setting and the nature and scale of development that is intended to occur in the zone.	<b>AO11</b>	No acceptable outcome provided.
<b>PO12</b>	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	<b>AO12</b>	No acceptable outcome provided.

<sup>27</sup> Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.