

## 6.2.21 Rural Residential Zone Code

### 6.2.21.1.Purpose

- (1) The purpose of the zone is to provide for residential development on large lots where local government infrastructure and services may not be provided and the intensity of residential development is generally dispersed.
- (2) The local government purpose is to provide for the consolidation, rationalisation and minor, but logical, extension of existing rural residential areas which combine residential use and the opportunity for conducting small scale rural activities. Rural residential areas provide a transition between rural areas and areas of closer settlement where people can enjoy a semi-rural lifestyle within relatively close proximity to social and community services but are not provided with all normal urban infrastructure.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development is comprised predominantly of dwelling houses on larger residential allotments with high level of residential amenity and a semi-rural character. The risk to life and property from natural hazards is not increased as a result of development.
  - (b) Development for rural residential purposes occurs exclusively within this zone.
  - (c) The established pattern of rural residential development in the Curra, The Palms, Widgee and The Dawn Precincts is maintained in response to community expectations, remoteness of location and the existence of natural features and hazards.
  - (d) Development is provided with an adequate supply of potable water, and sustainable means of wastewater treatment and disposal.
  - (e) Development services the needs of local residents and visitors and has access to infrastructure and essential services of a standard normally expected in isolated communities.
  - (f) Conflicts with adjoining land in the rural zone are avoided by the provision of buffers on new development for rural residential purposes.
  - (g) Development within the zone preserves the environmental and topographical features of the land by integrating an appropriate scale of residential activities amongst these features and minimising alteration or other disturbance of natural land form and topography.
  - (h) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, enhanced and buffered from the impacts of development.
  - (i) Non-residential uses may be appropriate where such uses meet the day to day needs of the residential catchment or have a direct relationship to the land in which it is proposed.
  - (j) Development is provided with appropriate infrastructure.
  - (k) Development is sited, designed and managed to avoid or minimise the risk of natural hazard impacts (flood inundation, acid sulphate soils and bushfire) to people and property.

### 6.2.21.2.Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

**Table 6. 32 Rural residential zone code**

| Performance Outcomes  | Acceptable Outcomes  |
|---|--|
| <b>Section 1 General</b>  |  |
| <b>PO1</b> Development reflects the intended low density rural residential character of the zone.   | <b>AO1.1</b> Site cover does not exceed 25%.   |
| <b>PO2</b> The built form and appearance of development reflects the low density rural residential character of the zone.   | <b>AO2.1</b> Building height does not exceed 2 storeys and 8.5m above ground level.  |
| <b>PO3</b> Development is serviced by infrastructure including water, onsite wastewater treatment system, stormwater drainage, constructed road access, power, telecommunications and waste collection which:<br>(a) conforms with industry standards for quality;<br>(b) is reliable and service failures are minimised; and | <b>AO3.1</b> Where in a reticulated water supply area, development is to be connected to the supply network.<br>or<br><b>AO3.2</b> Where reticulated water supply is not available, a 45kl water tank is provided for consumption purposes.<br>and |

| Performance Outcomes   | Acceptable Outcomes   |
|--|---|
| (c) is functional.   | <p><b>AO3.3</b> On-site sewage treatment is provided which complies with AS/NZ 1546:2001; AS/NZ1547:2000; Plumbing and Drainage Act 2002 and Queensland plumbing and wastewater code.</p> <p>Note—The on-site wastewater is to be verified by a competent person and verification submitted to Council with the development and plumbing application.</p> <p>and</p> <p><b>AO3.4</b> Stormwater is discharged to a lawful point of discharge.</p> <p>and</p> <p><b>AO3.5</b> Development has direct access to a sealed road.</p> <p>and</p> <p><b>AO3.6</b> Infrastructure (including stormwater infrastructure) is designed and constructed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p> |
| <b>Section 2 Home based business</b>   |   |
| <p><b>PO4</b> The activity, occupation or business is subordinate to the dwelling house on the site.</p> | <p><b>AO4.1</b> The activity, occupation or business is conducted entirely within the curtilage of the dwelling occupied by the operator.</p> <p>and</p> <p><b>AO4.2</b> The maximum internal floor area used is 40m<sup>2</sup>.</p> <p>and</p> <p><b>AO4.3</b> Outdoor activity or storage areas are not included.</p> <p>and</p> <p><b>AO4.4</b> Signage is limited to a single un-illuminated sign bearing the name and nature of the activity, occupation or business and not exceeding 0.3m<sup>2</sup>.</p> <p>and</p> <p><b>AO4.5</b> Additional on site access and vehicle parking arrangements are not provided.</p>  |
| <p><b>PO5</b> The amenity of the local residential area is not adversely affected.</p>                   | <p><b>AO5.1</b> No more than one non-resident of the site is employed.</p> <p>and</p> <p><b>AO5.2</b> The home business does not involve the storage of hazardous or noxious materials.</p> <p>and</p> <p><b>AO5.3</b> The home business does not involve servicing or repair of vehicles.</p> <p>and</p>   |

| Performance Outcomes  | Acceptable Outcomes   |
|---|---|
|   | <p><b>AO5.4</b> Delivery vehicles are no larger than a 3-tonne rigid vehicle.</p> <p>and</p> <p><b>AO5.5</b> The home business does not involve hiring out of any machinery or equipment.</p>   |
| <b>Section 3 Non-residential uses</b>   |   |
| <p><b>PO6</b> Non-residential uses are limited to small-scale activities that:</p> <ul style="list-style-type: none"> <li>(a) integrate with the established or intended rural residential character; and</li> <li>(b) meet the identified day to day convenience needs of the local residential catchment, and</li> <li>(c) resulting in positive economic and social benefits for the immediate local community.</li> </ul>   | <p><b>AO6.1</b> Non-residential uses provide:</p> <ul style="list-style-type: none"> <li>(a) minimum 15m setbacks to all boundaries; or</li> <li>(b) located on a corner site; and</li> <li>(c) where of a retail, commercial nature is co-located with other similar uses and has a gross floor area of 200m<sup>2</sup> or less; or</li> <li>(d) where for community type facilities are co-located with other similar uses or retail or commercial uses and has a gross floor area of 400m<sup>2</sup> or less.</li> </ul>                                     |
| <b>Section 4 Advertising devices</b>  |   |
| <p><b>PO7</b> Advertising devices:</p> <ul style="list-style-type: none"> <li>(a) are of a scale and appearance that reflect the intended rural residential character of the zone; and</li> <li>(b) maintain the safety of pedestrian and transport networks.</li> </ul>  | <p><b>AO7.1</b> Advertising devices do not occur unless on the same premises and in direct association with a lawful business or community activity.</p> <p>and</p> <p><b>AO7.2</b> The combined maximum signface area does not exceed 1m<sup>2</sup> per site.</p> <p>and</p> <p><b>AO7.3</b> The maximum height does not exceed 2.4m above ground level.</p> <p>and</p> <p><b>AO7.4</b> The advertising device is wholly contained within the boundaries of the lot.</p> <p>and</p> <p><b>AO7.5</b> The advertising device is not a moving sign.</p>            |
| <b>Section 5 For development affected by one or more overlays</b>   |   |
| <b>Potential and actual acid sulfate soils</b>  |   |
| <p><b>PO8</b> Where development involves:</p> <ul style="list-style-type: none"> <li>(a) excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment, or</li> <li>(b) filling of land with more than 500m<sup>3</sup> of material with an average depth of 0.5m or greater, the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants.</li> </ul> <p>Editor's Note: Excavating or otherwise removing more than 1,000m<sup>3</sup> of soil or sediment or using more than 1,000m<sup>3</sup> of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p> | <p><b>AO8.1</b> The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> <li>(a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</li> <li>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</li> <li>(c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated.</li> </ul> <p>or</p> |

| Performance Outcomes  | Acceptable Outcomes   |
|---|---|
|   | <p><b>AO8.2</b> The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <p>(a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and</p> <p>(b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.</p>  |
| <b>Conservation significant areas</b>   |   |
| <p><b>PO9</b> Development avoids or minimises adverse impacts on areas of conservation significance.</p>  | <p>or</p> <p><b>AO9.1</b> Development occurs outside the overlay area.</p> <p><b>AO9.2</b> Development is compatible with the values of the conservation significant area.</p> <p>or</p> <p><b>AO9.3</b> Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p><b>AO9.4</b> Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p> |
| <b>Bushfire</b>   |   |
| <p><b>PO10</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p> | <p>or</p> <p><b>AO10.1</b> Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p><b>AO10.2</b> Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p>  |

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|---|--|
|   | <p><b>AO10.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <ul style="list-style-type: none"> <li>(a) fire brigade tank fittings; and</li> <li>(b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.</li> </ul> |
| <p><b>PO11</b> Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p> | <p><b>AO11.1</b> No Acceptable Outcome identified.</p>   |