

6.2.7.4 Rural residential zone code

6.2.7.4.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development.

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

6.2.7.4.2 Purpose

- (1) The purpose of the Rural residential zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) development of large rural residential lots with Dwelling houses where there is limited provision of infrastructure;
 - (b) development provides a high level of residential amenity and character appropriate for the Rural residential zone;
 - (c) natural features such as creeks, gullies, waterways, wetlands, vegetation and bushland are retained, enhanced and buffered from the impacts of development. Any unavoidable impacts are minimised through location, design operation and management requirements;
 - (d) non-residential uses are limited to meet the day-to-day needs of the residential catchment where not in proximity to land suitably zoned for centre activities;
 - (e) development responds to land constraints, including but not limited to, flooding, bushfire, former mining activities and land contamination;
Editor's note—Sites of former mining activity may be identified through the Historic Mining Permits, Resources (Mineral Occurrence and Geological Observation Data) and Abandoned Mines layers of MyMinesOnline Maps. However, proponents should be aware that the online mapping does not spatially represent all abandoned mines and their extent. Geotechnical investigation of past mining areas may reveal additional unmapped historic mine sites.
 - (f) the purpose of the zone will also be achieved through the following additional overall outcomes for a particular precinct:
 - (g) Environs precinct:
 - (i) development is located on larger rural residential lots with very limited services and infrastructure;
 - (ii) this precinct functions as a transition area to larger land parcels and rural activities in the Rural zone.
 - (h) Hervey Range precinct:
 - (i) development supports low impact and short stay tourist and entertainment activities that compliment the natural environment and health and wellbeing pursuits;
 - (ii) development ensures a high level of amenity for neighbouring properties.

6.2.7.4.3 Specific benchmarks for assessment

Table 6.2.7.4.3 — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Applicants Response
Built form		
PO1 Buildings are designed and located to not adversely impact on the rural residential character of the area.	A01 Building height does not exceed 8.5m.	
PO2 Buildings and other structures are located on the site to: (a) protect the amenity of residents and neighbours; and (b) not impact on existing rural industries on neighbouring rural zoned land.	A02 Buildings, other than a Roadside stall or a non-residential use in the Hervey Range precinct, are setback a minimum of: (a) 6m from the front boundary and 3m from the side boundaries for allotments greater than 2ha; or (b) 5m front boundary and side boundaries for existing allotments less than 2ha.	
Residential density		
PO3 Residential density reflects the very low intensity character of the locality.	A03.1 Residential is limited to 1 Dwelling house per allotment including a Secondary dwelling	
PO4	A04.1 Any Secondary dwelling is: (a) a maximum of 80m ² gross floor area; and (b) within 25m of the main building.	
Use - Roadside stall		
PO4 Roadside stalls are of a scale in keeping with the rural residential character of the area.	A04.1 Structures associated with the use are limited to 30m ² gross floor area.	
	A04.2	

Performance outcomes	Acceptable outcomes	Applicants Response
	Structures associated with the use are setback 0m from the front boundary and 3m from the side boundary for allotments greater than 2ha.	
	A04.3 The Roadside stall only sells produce grown on site.	
Where in the Hervey Range precinct		
P05 Any Caretaker's accommodation is ancillary to the primary use.	A05 No more than 1 Caretaker's accommodation unit is established on site.	
For all assessable development		
Land use		
P06 Non-residential uses and are limited to those which: (a) do not impact on residential amenity; (b) are compatible with neighbouring rural uses; (c) are complementary to local character and amenity; and (d) do not undermine the viability of nearby urban areas.	No acceptable outcomes are nominated.	
Use - Community use		
P07 Development is located and designed on sites of sufficient size to minimise adverse impacts on:	A07.1 A minimum site area for a Community use is 2ha.	
	A07.2 Siting and layout of the Community use includes:	

Performance outcomes	Acceptable outcomes	Applicants Response
(a) the amenity of the setting, in particular noise, odour and dust emissions; (b) the amenity of neighbours; and (c) the safe and effective design capacity of the region's road system.	(a) a total area of covered buildings and roof structures that is no greater than 10% of the site area; and (b) no building or structure closer than 15m to any site boundary.	
	A07.3 Buildings and structures associated with a community use only include: (a) shelters; (b) toilets; (c) stands and/or grandstands; (d) kiosks; (e) hall/function area; or (f) lighting.	
	A07.4 Hours of operation are limited to 07:00 and 22:00 daily.	
PO8 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to: (a) traffic and parking; (b) visual impact; (c) signage; (d) access to sunlight; and (e) privacy.	No acceptable outcomes are nominated.	

Performance outcomes	Acceptable outcomes	Applicants Response
Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.		
Effects of development		
<p>PO9</p> <p>Development responds sensitively to on site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage lines are maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; (f) the risk of introducing and spreading weeds and pest animals is mitigated; and (g) there is adequate buffering, screening or separation to adjoining development. 	No acceptable outcomes are nominated.	
<p>PO10</p> <p>All uses are located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> (a) minimise noise dust, odour or other nuisance from existing lawful uses; and 	No acceptable outcomes are nominated.	

Performance outcomes	Acceptable outcomes	Applicants Response
<p>(b) minimise nuisance caused by noise, vibration and dust emissions generated from any State-controlled road, infrastructure corridor and rail network in the vicinity;</p> <p>(c) avoid areas that may place unreasonable risk to people and property from former mining activities and contaminated land.</p> <p>Editor's note--Sites of former mining activity may be identified through the Historic Mining Permits, Resources (Mineral Occurrence and Geological Observation Data) and Abandoned Mines layers of MyMinesOnline Maps. However, proponents should be aware that the online mapping does not spatially represent all abandoned mines and their extent. Geotechnical investigation of past mining areas may reveal additional unmapped historic mine sites.</p>		
Where a non-residential use in the Hervey Range precinct		
<p>PO11</p> <p>Development provides adequate separation, screening and buffering from any adjoining residential premises so that residential privacy and amenity is not adversely affected.</p>	<p>AO11.1</p> <p>Where adjoining a residential premise, development including any building, structure or activity area, is no closer than 15m to any site boundary.</p>	
	<p>AO11.2</p> <p>Plant and air-conditioning equipment is screened from view of the road or adjoining residential activity.</p>	
<p>PO12</p> <p>Development must not unreasonably affect the amenity of the surrounding area.</p>	<p>AO12</p> <p>Hours of operation is limited for the following uses:</p> <p>(a) Food and drink outlet: 07:00 – 22:00 daily.</p> <p>(b) Function facility: 10:00 – 24:00 daily.</p>	