

6.2.18 Rural residential zone code

6.2.18.1 Application

- (1) This code applies to assessing development in the Rural residential zone.
- (2) When using this code, reference should be made to Part 5.

6.2.18.2 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 development is generally dispersed.
- (2) The local government purpose of the code is to maintain the semi-rural character that is achieved through large residential lots.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the dominant character of the area is single detached dwelling houses on large lots with a high standard of amenity;
 - (b) areas with limited accessibility, infrastructure and services are not developed;
 - (c) reconfiguration results in lots of regular shapes and proportions;
 - (d) land within the zone that is constrained by factors such as slope, ecological values, vegetation or waterways may be appropriate for rural residential uses where a functional and practical building envelope can be established without compromising the integrity, stability and natural structure of those slopes, ecological values, vegetation or waterways;
 - (e) development reflects and responds to the natural features and constraints of the land;
 - (f) rural residential development is contained within identified areas to prevent the loss and further fragmentation of agricultural land.

6.2.18.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 6.2.18.3.a – Rural residential zone code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Height	
<p>PO1 The height of all buildings and structures is in keeping with the amenity of adjoining premises and the rural residential character of the area.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The site coverage stated in AO2.1 and setbacks stated in AO3.1 correspond with the height stated in AO1.1. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2 and PO3.</p>	<p>AO1.1 Buildings and structures are not more than 8.5 metres and 2 storeys in height.</p> <p>Note – Height is inclusive of the roof height.</p>

Performance outcomes	Acceptable outcomes
Site coverage	
<p>PO2 The site coverage of all buildings and structures is in keeping with the rural residential character and amenity of the area.</p>	<p>AO2.1 The site coverage is not more than 20%.</p>
Setbacks	
<p>PO3 The setback of buildings and structures: (a) maintains the amenity of adjoining premises and the rural residential character of the area; (b) achieves separation from neighbouring buildings and frontages.</p>	<p>AO3.1 Buildings and structures are set back not less than: (a) 10 metres from the frontage to a State controlled road, Major rural road or Sub-arterial road; (b) 6 metres from the frontage to any other road; (c) 6 metres from the side and rear boundaries of the site.</p>
For assessable development	
Uses and other development	
<p>PO4 Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p>AO4.1 No acceptable outcomes are provided.</p>
Site constraints	
<p>PO5 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p>AO5.1 No acceptable outcomes are provided.</p>
Amenity	
<p>PO6 Development does not adversely affect the rural residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p>AO6.1 No acceptable outcomes are provided.</p>