

6.2.19 Rural zone code

6.2.19.1 Application

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

6.2.19.2 Purpose

- (1) The purpose of the Rural zone code is to:
 - (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping, extractive industries and other primary production activities;
 - (b) provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
 - (c) protect areas of Agricultural Land Classification Class A and Class B for agricultural use by avoiding fragmentation and locating non-agricultural development on or adjacent to Rural zoned land;
 - (d) protect or manage significant natural resources and processes to maintain the capacity for primary production.
- (2) The local government purpose of the code is to:
 - (a) recognise the primacy of rural production and farming practices in rural areas;
 - (b) recognise existing extractive resource / processing areas in rural areas;
 - (c) provide protection to areas of environmental and scenic significance.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) areas for use for primary production are conserved and fragmentation is avoided;
 - (b) uses that require isolation from urban areas as a consequence of their impacts, such as lighting, noise, dust or odour, may be appropriate where land-use conflicts are minimised;
 - (c) rural lots are consolidated to reduce fragmentation to maintain the predominant form of rural use in the area;
 - (d) development reflects and responds to the natural features and constraints of the land;
 - (e) development other than a rural use is directly associated with the rural character of the zone;
 - (f) development is separated from natural features such as creeks, gullies, waterways, wetlands and areas of bushland are retained, managed, enhanced and separated from development where possible;
 - (g) adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management;
 - (h) existing and future rural uses and activities are protected from the intrusion of incompatible uses.

6.2.19.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 6.2.19.3.a – Rural 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 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 setbacks stated in AO2.1 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.</p>	<p>AO1.1 Buildings and structures are not more than 11 metres in height.</p> <p>Note – Height is inclusive of the roof height.</p>
Setbacks	
<p>PO2 Buildings and structures are set back to:</p> <ul style="list-style-type: none"> (a) maintain the rural character of the area; (b) achieve appropriate separation from agricultural activities occurring on adjoining premises; (c) achieve separation from neighbouring buildings and from road frontages. 	<p>AO2.1 Buildings and structures are set back not less than:</p> <ul style="list-style-type: none"> (a) 40 metres from the frontage to a State-controlled road; (b) 10 metres from the frontage to a Major rural road; (c) 6 metres from any other road; (d) 6 metres from the side and rear boundaries of the site.
For assessable development	
Uses and other development	
<p>PO3 Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p>AO3.1 No acceptable outcomes are provided.</p>
<p>PO4 Uses and other development include those that:</p> <ul style="list-style-type: none"> (a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; (b) promote low impact tourist activities based on the appreciation of the rural character and landscape; (c) are compatible with rural activities or are capable of establishing in a rural settling within suitable buffers so that nearby rural activities are not compromised; (d) protect areas of environmental significance. 	<p>AO4.1 No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
Site coverage	
<p>PO5 The site coverage of buildings, structures and associated services does not have an intrusive effect on the rural or scenic values of the site.</p>	<p>PO5.1 No acceptable outcomes are provided.</p>
Site constraints	
<p>PO6 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>AO6.1 No acceptable outcomes are provided.</p>
Amenity	
<p>PO7 Rural activities are protected from the intrusion of incompatible uses.</p>	<p>AO7.1 No acceptable outcomes are provided.</p>
<p>PO8 Noise emissions and air quality impacts are compatible with an active and productive rural setting.</p>	<p>AO8.1 No acceptable outcomes are provided.</p>
<p>PO9 Traffic generation is compatible with an active and productive rural environment.</p>	<p>AO9.1 No acceptable outcomes are provided.</p>
Additional requirements for Rural workers' accommodation	
<p>PO10 Where for Rural workers' accommodation, accommodation is provided for workers employed on-site only.</p>	<p>AO10.1 No acceptable outcomes are provided.</p>