

## 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
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> 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><b>AO1.1</b> Buildings and structures are not more than 11 metres in height.</p> <p>Note – Height is inclusive of the roof height.</p>
<b>Setbacks</b>	
<p><b>PO2</b> Buildings and structures are set back to:</p> <ul style="list-style-type: none"> <li>(a) maintain the rural character of the area;</li> <li>(b) achieve appropriate separation from agricultural activities occurring on adjoining premises;</li> <li>(c) achieve separation from neighbouring buildings and from road frontages.</li> </ul>	<p><b>AO2.1</b> Buildings and structures are set back not less than:</p> <ul style="list-style-type: none"> <li>(a) 40 metres from the frontage to a State-controlled road;</li> <li>(b) 10 metres from the frontage to a Major rural road;</li> <li>(c) 6 metres from any other road;</li> <li>(d) 6 metres from the side and rear boundaries of the site.</li> </ul>
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO3</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>
<p><b>PO4</b> Uses and other development include those that:</p> <ul style="list-style-type: none"> <li>(a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities;</li> <li>(b) promote low impact tourist activities based on the appreciation of the rural character and landscape;</li> <li>(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;</li> <li>(d) protect areas of environmental significance.</li> </ul>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Site coverage</b>	
<p><b>PO5</b> 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><b>PO5.1</b> No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>PO6</b> 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><b>AO6.1</b> No acceptable outcomes are provided.</p>
<b>Amenity</b>	
<p><b>PO7</b> Rural activities are protected from the intrusion of incompatible uses.</p>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>
<p><b>PO8</b> Noise emissions and air quality impacts are compatible with an active and productive rural setting.</p>	<p><b>AO8.1</b> No acceptable outcomes are provided.</p>
<p><b>PO9</b> Traffic generation is compatible with an active and productive rural environment.</p>	<p><b>AO9.1</b> No acceptable outcomes are provided.</p>
<b>Additional requirements for Rural workers' accommodation</b>	
<p><b>PO10</b> Where for Rural workers' accommodation, accommodation is provided for workers employed on-site only.</p>	<p><b>AO10.1</b> No acceptable outcomes are provided.</p>