

3.3.4. Rural residential places

3.3.4.1. Specific outcomes

- (1) Rural residential places are identified and shown on strategic framework maps (SFM-01 to SFM-04).
- (2) Rural residential places do not expand beyond their defined rural residential zone boundaries for the life of the planning scheme, except for a limited number of small rural lots where:
 - (a) there is a demonstrated community need adjacent to the townships of Cawarral, Mount Chalmers, or The Caves; and
 - (b) the lots achieve the specific outcomes outlined for the development of small rural residential lots and for the protection of rural land from fragmentation, as specified in in section 3.3.5.1 of the Strategic Framework for rural places.
- (3) Rural residential places are the preferred locations for very low density residential development located on larger lots of two (2) hectares or greater within a rural setting.
- (4) A lot size of 4000 square metres in area is provided for only in the Park Residential Precinct given the historic pattern of development in this area.
- (5) Rural residential places are limited to identified locations in order to:
 - (a) protect agricultural land, natural resources and the natural environment;
 - (b) maximise the use of existing available infrastructure;
 - (c) minimise costs associated with the provision and maintenance of infrastructure; and
 - (d) not impede the efficient expansion of urban, new urban, future urban, industrial, new industrial, and future industrial places.
- (6) Rural residential places predominantly consist of dwelling houses located on individual lots.
- (7) Home based businesses and a limited range of very low impact rural activities only establish within rural residential places where adverse amenity impacts on any adjoining sensitive land uses can be avoided or mitigated.
- (8) Development in rural residential places has access to all urban services, excluding sewerage.
- (9) Lots sizes in rural residential places are of sufficient size to cater for the disposal of effluent and wastewater in an efficient and sustainable way.

3.3.4.2. Land use strategies

- (1) Rural residential places are included in the rural residential zone.
- (2) Within the rural residential zone, areas intended to accommodate 4000 square metre lots are included within the park residential precinct.