

3.3.5. Rural places

3.3.5.1. Specific outcomes

- (1) Rural places are identified on strategic framework maps (SFM-01 to SFM-04) to show the broad locations preferred for rural activities.
- (2) Rural activities develop in rural places only where they can be managed to mitigate significant adverse impacts.
- (3) Non-rural activities only occur in rural places if:
 - (a) they are compatible with the area, or have a nexus with a specific natural resource or requires a large land area which is not available in an urban zone;
 - (b) they do not limit or compromise the operations of established rural activities on adjoining land;
 - (c) they do not limit or compromise the potential development of rural activities on the site or on adjoining land;
 - (d) they do not result in adverse impacts on amenity or infrastructure.
- (4) Rural places containing important features identified by scenic amenity overlays or biodiversity areas overlays are protected from development which could adversely affect the values associated with the overlay features.
- (5) Development in rural places does not result in fragmentation of land which is suitable for primary production by virtue of the following:
 - (a) being identified as agricultural land Class A or Class B; or
 - (b) being identified as rural land needing retention in larger lot sizes; or
 - (c) being identified as having known minerals or other natural resources.
- (6) A range of lot sizes in rural places is identified based on the capabilities of the land for primary production, with rural places predominantly being retained in larger lots except for the Capricorn Coast Rural Precinct, where minimum lot sizes of ten (10) hectares or greater are provided for.
- (7) In the Capricorn Coast Rural Precinct, relatively low impact rural activities involved in primary production remain as the preferred and dominant land use.
- (8) The development of small rural residential lots does not occur unless there is a demonstrated need for an additional supply of lots only where located adjacent to the townships of Cawarral, Mount Chalmers, or The Caves.
- (9) Development of non-rural activities (other than a dwelling house, home based business, rural workers accommodation, or secondary dwelling) only occurs on agricultural land Class A or Class B if:
 - (a) there is a significant need, an overriding community benefit and there are no available alternative sites of lesser agricultural value; or
 - (b) the development is small-scale, has low impacts and is focussed on tourism which is directly associated with a rural activity undertaken on the site; or
 - (c) the development is small-scale, has low impacts and is focussed on tourism which involves education, promotion, or sales associated with primary produce sourced from the site or local area; or
 - (d) the potential undertaking of agriculture on the subject land (alone or in association with surrounding land) is not practicable.
- (10) Key Resource Areas (including their haulage routes) and other identified resource areas which are located in rural places are protected from the encroachment of sensitive land uses by the implementation of appropriate separation distances and mitigation measures.
- (11) Rural places having historical subdivisions which are considered to be inappropriate for certain

types of development, are limited to development for rural activities which:

- (a) do not involve accommodation activities;
- (b) can operate having access to limited infrastructure; and
- (c) can mitigate potential impacts from any natural hazards.

3.3.5.2. Land use strategies

- (1) Rural places are primarily included in the Rural zone.
- (2) Historical subdivisions have been identified and they are zoned Limited Development to prevent future urban development.
- (3) A range of acceptable minimum lot sizes are identified so that lots can be maintained in viable sizes, aimed at maximising the productive potential of the land.
- (4) Tourism focussed development may be appropriate in rural places if it is demonstrated that:
 - (a) the development has low impacts;
 - (b) the development is compatible with and does not limit or compromise existing lawfully established activities or the future use of rural land on-site or on adjoining land;
 - (c) the development:
 - (i) is located at a site which has or is proximate to unique cultural, historical or natural environment features which are likely to attract tourists and visitors (typical examples of uses which might fit this scenario include an environment facility, a tourist park, nature based tourism, or outdoor sport and recreation involving nature based recreation or adventure activities associated with riding, climbing, boating, trekking or similar); or
 - (ii) is directly associated with a bona-fide rural activity undertaken on the site (a typical example of a use which might fit this scenario is short-term accommodation for a farm stay); or
 - (iii) is focussed on education, promotion, or sales associated with primary produce sourced from the site or the local area (typical examples of uses which might fit this scenario include a roadside stall, farm tours, a winery, a boutique brewery, a boutique distillery and educational tours associated with such, a boutique business involving making and selling food items, or similar); or
 - (iv) is a small scale tourist business focussed on education or sales associated with art and craft undertaken on the site (typical examples of activities which might fit this scenario include leatherwork, jewellery making, lapidary, woodworking, glassware making, pottery and ceramics making, soap and candle making, sculpture making, painting, drawing or similar); and
 - (d) appropriate infrastructure can be provided;
 - (e) impacts on the rural road network can be minimised; and
 - (f) any cultural, historical or environmental features which exist, are not likely to be adversely affected by the development.