

## 6.5.5. Rural residential zone code

### 6.5.5.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5 of the planning scheme.

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmarks for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code (for example, assessment benchmarks including but not limited to those relating to built form, appearance, or general land use).

### 6.5.5.2. Purpose

The purpose of the rural residential zone code is:

- (1) to identify the desired character and amenity for the zone and to protect it from incompatible development;
- (2) to provide for the development of clusters of dwelling houses on small rural lots, located in a rural setting or in close proximity to a rural township;
- (3) to provide for the development of a limited range of low-impact non-residential uses only if they are compatible with and support the needs of residents of the local catchment area;
- (4) to establish one precinct within the zone where particular development outcomes are specified, and the precinct is identified as follows:
  - (a) the Park Residential Precinct; and
- (5) to facilitate the achievement of the overall outcomes sought for the zone.

### 6.5.5.3. Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- (1) the development is:
  - (a) a use within the accommodation activities group which:
    - (i) provides only for the long-term stay of residents;
    - (ii) is designed at a low dwelling density; and
    - (iii) is designed to be consistent with the character of a rural residential setting which is predominantly comprised of detached dwellings and small scale low-impact rural activities; or
  - (b) a use which supports the residential dwellings of the immediate area; and
- (2) the development of a use within the accommodation activities group is a preferred use within the zone in the following circumstances:

- (a) it is designed and sited to mitigate impacts from nearby rural activities; and
- (b) the use:
  - (i) is a caretaker's accommodation; or
  - (ii) is a community residence; or
  - (iii) is a dwelling house; or
  - (iv) is a home based business and it complies strictly with specified design, siting, and operational requirements; and
- (3) the development of a use within the rural activities group occurs within the zone only in the following circumstances:
  - (a) the site has sufficient size;
  - (b) it is domestic in scale;
  - (c) it has low impacts and it does not significantly disturb neighbouring sensitive land use; and
  - (d) the use:
    - (i) is animal husbandry; or
    - (ii) is cropping; or
    - (iii) is a wholesale nursery.
- (4) the development of a use that is not within the accommodation activities group or rural activities group occurs within the zone only in the following circumstances:
  - (a) it is small in scale;
  - (b) it is consistent with the built form and appearance of development in the immediate surrounding area;
  - (c) it is located at a site adjoining an appropriate road in the planning scheme road hierarchy; and
  - (d) the use:
    - (i) is an environment facility; or
    - (ii) is a park; or
    - (iii) is a sales office; or
    - (iv) is a transport depot; or
    - (v) is within the special activities group and it is an essential component of infrastructure servicing the community; and
- (5) development that is likely to have a high impact on sensitive land use does not occur within the zone;
- (6) development contributes to a high level of amenity and an attractive living environment;
- (7) sensitive land use is not located in proximity to any established incompatible uses without appropriate design and siting to minimise adverse impacts on amenity;
- (8) the development is compatible with a rural residential form that is characterised by:
  - (a) a low 'net' dwelling density (dwellings located on large lots predominantly having an area of two (2) hectares or greater);
  - (b) substantial private open space and landscaping;
  - (c) reasonable separation of buildings from lot boundaries;
  - (d) appealing streetscapes and public places; and
- (9) the appearance of development provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area;

(10) the development is provided with adequate infrastructure and essential services; and

**Where located in the Park Residential Precinct:**

Note: The overall outcomes of the Park Residential Precinct are additional to those of the zone and take precedence in the event of a conflict.

(11) the precinct accommodates primarily residential uses located in a rural or peri-urban setting and provides for a limited range of non-residential uses;

(12) the development is:

- (a) a use within the accommodation activities group which provides for the long-term stay of residents; or
- (b) a use which supports the residential dwellings of the immediate area; and

(13) the development of a use within the accommodation activities group is a preferred use within the precinct in the following circumstances:

- (a) it is designed and sited to mitigate impacts from nearby rural activities; and
- (b) the use:
  - (i) is a caretaker's accommodation; or
  - (ii) is a community residence; or
  - (iii) is a dwelling house; or
  - (iv) is a home based business and it complies strictly with specified design, siting, and operational requirements; and

(14) the development of a use that is not within the accommodation activities group occurs within the precinct only in the following circumstances:

- (a) it is small in scale;
- (b) it is consistent with the built form and appearance of development in the immediate surrounding area;
- (c) it is located at a site adjoining an appropriate road in the planning scheme road hierarchy; and
- (d) the use:
  - (i) is an environment facility; or
  - (ii) is a park; or
  - (iii) is a sales office; or
  - (iv) is within the special activities group and it is an essential component of infrastructure servicing the community; or

(15) the development of a use within the rural activities group does not occur within the precinct;

(16) the development is compatible with a form that is characterised by:

- (a) a low 'net' dwelling density (dwellings located on large lots predominantly having an area of four thousand (4000) square metres or greater);
- (b) substantial private open space and landscaping;
- (c) reasonable separation of buildings from lot boundaries; and
- (d) appealing streetscapes and public places.

**6.5.5.4. Specific benchmarks for assessment**

**Table 6.5.5.4.1 – Outcomes for development that is accepted subject to requirements and assessable development**

Performance outcomes		Acceptable outcomes	
<b>Dwelling density</b>			
<b>PO1</b>	The development of a use from within the accommodation activities group is designed in a manner that is compatible with the following: (a) the planned low dwelling density for the zone or precinct; and (b) the ability of the land and infrastructure to support the development.	<b>AO1.1</b>	The dwelling density (not including where a dwelling house has an ancillary secondary dwelling) does not exceed the following: (a) if located in the Park Residential Precinct: one dwelling for every 4000 square metres of site area; or (b) if located elsewhere in the zone: one dwelling for every two (2) hectares of site area.
<b>Built form</b>			
<b>PO2</b>	The height, bulk, and site cover of buildings and structures are consistent with the intended character of the zone and do not adversely impact the character or amenity of the streetscape, adjoining sites and surrounding area.	<b>AO2.1</b>	Building height and the height of structures does not exceed the following: (a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or (b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent.
		<b>AO2.2</b>	Site cover does not exceed fifty (50) per cent.
<b>PO3</b>	The design and siting of buildings and structures results in a high level of on-site amenity and does not adversely impact the character or amenity of the streetscape, adjoining sites, or the rural setting having regard to the following: (a) minimisation of potential sources of nuisance; (b) provision of adequate separation between buildings on neighbouring sites; (c) provision of access to natural light and ventilation; (d) the privacy of any dwellings located on adjoining sites.	<b>AO3.1</b>	Buildings or structures have a setback from from side, rear and road frontage lot boundaries in compliance with the setback standards identified in Table SC10.1.4 of Schedule 10.
		<b>AO3.2</b>	If the distance separating a window of a habitable room or a balcony or a patio is less than three (3) metres at ground level or nine (9) metres at levels above the ground level storey, of a window of a habitable room or a balcony or a patio of an adjacent building, privacy is protected by utilising the following: (a) window sill heights a minimum of 1.5 metres above floor level; or (b) fixed opaque glazing in any part of the window below 1.5 metres above floor level; or (c) fixed external screens; or (d) in the case of screening for a ground floor level, fencing to a height of 1.5 metres above ground floor level.

Table 6.5.5.4.2 – Additional outcomes for assessable development

Performance outcomes		Acceptable outcomes	
<b>Land use</b>			

Performance outcomes	Acceptable outcomes
<p><b>PO4</b></p> <p>The use contributes to the development of rural residential communities which:</p> <p>(a) comprise preferred uses for the zone (as identified in the overall outcomes for the zone); or</p> <p>(b) comprise other small-scale relatively low-impact uses identified in the overall outcomes for the zone that are not within the accommodation activities group or rural activities group , where they service the community needs of the immediate rural residential area.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO5</b></p> <p>The use contributes to a high level of amenity and an attractive living environment for residents in the immediate area.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO6</b></p> <p>The use appropriately integrates with any established uses in the immediate area.</p>	<p>No acceptable outcome is nominated.</p>
<b>If animal husbandry</b>	
<p><b>PO7</b></p> <p>Development for the purpose of animal husbandry:</p> <p>(a) is located at an appropriate sized site;</p> <p>(b) is ancillary to the use of the site primarily for residential purposes;</p> <p>(c) is small and domestic in scale; and</p> <p>(d) is designed and sited to minimise adverse impacts on the amenity of sensitive land use in the immediate area.</p>	<p><b>AO7.1</b></p> <p>Development for the purpose of animal husbandry is located in accordance with the following:</p> <p>(a) it is not within the Park Residential Precinct; and</p> <p>(b) it is not on any lot having dimensions of less than two (2) hectares in area and a lot width less than eighty (80) metres.</p> <p><b>AO7.2</b></p> <p>The development does not involve buildings and structures associated with the storage, handling, packaging or processing of animal product or by-product, unless they can be sited in compliance with the minimum separation distances specified in Table SC4.1.1 of Schedule 4.</p> <p><b>AO7.3</b></p> <p>The site has sufficient area to ensure that any rural sources of conflict associated with the use comply with the minimum separation distances specified in Table SC4.1.2 of Schedule 4.</p> <p><b>AO7.4</b></p> <p>Any confinement or enclosure areas associated with the animal husbandry are not sited within thirty (30) metres of a sensitive land use located on an adjoining lot.</p>

Performance outcomes		Acceptable outcomes
		<p><b>AO7.5</b></p> <p>The animal husbandry does not conflict with the circumstance and maximum stocking density specified in Table 6.5.5.4.2.1.</p>
<p><b>Table 6.5.5.4.2.1 – Maximum stocking density for animal husbandry in rural residential zones</b></p>		
Circumstance	Animal Group	Maximum Stocking Density
If the animal husbandry only involves animals from Group A	<p>Group A:</p> <ul style="list-style-type: none"> <li>▪ Ass; or</li> <li>▪ Donkey; or</li> <li>▪ Mule; or</li> <li>▪ Horse; or</li> <li>▪ Camel; or</li> <li>▪ Llama; or</li> <li>▪ Cattle.</li> </ul>	The maximum stocking density for any individual animal or combination of the animals in Group A does not exceed one (1) per Hectare of lot area
If the animal husbandry only involves animals from Group B	<p>Group B:</p> <ul style="list-style-type: none"> <li>▪ Goat; or</li> <li>▪ Sheep; or</li> <li>▪ Other caprines that are similar in nature to a goat or sheep; or</li> <li>▪ Alpaca; or</li> <li>▪ Pig.</li> </ul>	The maximum stocking density for any individual animal or combination of the animals in Group B does not exceed three (3) per Hectare of lot area
If the animal husbandry only involves animals from Group C	<p>Group C:</p> <ul style="list-style-type: none"> <li>▪ Emu; or</li> <li>▪ Ostrich; or</li> <li>▪ Other flightless birds.</li> </ul>	The maximum stocking density for any individual animal or combination of the animals in Group C does not exceed sixteen (16) per Hectare of lot area
If the animal husbandry only involves animals from Group D	<p>Group D:</p> <ul style="list-style-type: none"> <li>▪ Birds (other than listed in group C).</li> </ul>	Fifty (50) per hectare of lot area
If the animal husbandry involves a combination of animals from Group A, Group B, Group C or Group D	Animals from Group A, Group B, Group C or Group D	The maximum stocking density does not exceed any proportional combination of the stocking densities corresponding to each of the groups.
<p><b>PO8</b></p> <p>Development for the purpose of animal husbandry, ensures that the animals are confined within the site in secure fencing or other enclosures, and these confinements are sited, designed and managed in a manner which achieves the following:</p> <p>(a) accepted best practice for the welfare of animals;</p> <p>(b) prevention of the escape of animals;</p>		No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>(c) best practice for the hygienic confinement of animals; and</p> <p>(d) minimal nuisance beyond the site boundaries by way of emissions including but not limited to noise and odours produced by the animals.</p>	
<b>If cropping</b>	
<p><b>PO9</b></p> <p>Development for the purpose of cropping:</p> <p>(a) is located at an appropriate sized site;</p> <p>(b) is ancillary to the use of the site primarily for residential purposes;</p> <p>(c) is small and domestic in scale; and</p> <p>(d) is designed and sited to minimise adverse impacts on the amenity of sensitive land use in the immediate area.</p>	<p><b>AO9.1</b></p> <p>Development for the purpose of cropping is located in accordance with the following:</p> <p>(a) it is not within the Park Residential Precinct; and</p> <p>(b) it is not on any lot having dimensions of less than two (2) hectares in area and a lot width less than eighty (80) metres.</p> <p><b>AO9.2</b></p> <p>The development does not involve buildings and structures associated with the storage, handling, packaging or processing of cropping produce, unless they can be sited in compliance with the minimum separation distances specified in Table SC4.1.1 of Schedule 4.</p> <p><b>AO9.3</b></p> <p>The site has sufficient area to ensure that any rural sources of conflict associated with the use comply with the minimum separation distances specified in Table SC4.1.2 of Schedule 4.</p>
<b>If a wholesale nursery</b>	
<p><b>PO10</b></p> <p>Development for the purpose of a wholesale nursery:</p> <p>(a) is located at an appropriate sized site;</p> <p>(b) is ancillary to the use of the site primarily for residential purposes;</p> <p>(c) is small and domestic in scale; and</p> <p>(d) is designed and sited to minimise adverse impacts on the amenity of sensitive land use in the immediate area.</p>	<p><b>AO10.1</b></p> <p>Development for the purpose of a wholesale nursery is located in accordance with the following:</p> <p>(a) it is not within the Park Residential Precinct; and</p> <p>(b) it is not on any lot having dimensions of less than two (2) hectares in area and a lot width less than eighty (80) metres.</p> <p><b>AO10.2</b></p> <p>Buildings and structures associated with the wholesale nursery are sited in compliance with the minimum separation distances specified in Table SC4.1.1 of Schedule 4.</p> <p><b>AO10.3</b></p> <p>The site has sufficient area to ensure that any rural sources of conflict associated with the use comply with the minimum separation distances specified in Table SC4.1.2 of Schedule 4.</p>

Performance outcomes	Acceptable outcomes
<b>If a transport depot</b>	
<p><b>PO11</b> Development for the purpose of a transport depot:</p> <ul style="list-style-type: none"> <li>(a) is located at an appropriate sized site;</li> <li>(b) is ancillary to the use of the site primarily for residential purposes;</li> <li>(c) is small and domestic in scale;</li> <li>(d) is integrated with a dwelling house on the site;</li> <li>(e) is designed and sited to minimise adverse impacts on the amenity of sensitive land use in the immediate area; and</li> <li>(f) is located at a site adjoining an appropriate road in the planning scheme road hierarchy in order to: <ul style="list-style-type: none"> <li>(i) minimise disturbance to adjoining land use from dust and vehicle noise;</li> <li>(ii) minimise costly damage to the road surface; and</li> <li>(iii) minimise any adverse impacts to the safety, efficiency and effectiveness of the road network.</li> </ul> </li> </ul>	<p><b>AO11.1</b> Development for the purpose of a transport depot is located in accordance with the following:</p> <ul style="list-style-type: none"> <li>(a) it is not within the Park Residential Precinct; and</li> <li>(b) it is not on any lot having dimensions of less than two (2) hectares in area and a lot width less than eighty (80) metres.</li> </ul> <p><b>AO11.2</b> The transport depot does not establish or operate until such time as a dwelling house is established at the premises.</p> <p><b>AO11.3</b> The transport depot does not store any more than two (2) vehicles.</p> <p><b>AO11.4</b> The transport depot:</p> <ul style="list-style-type: none"> <li>(a) is situated a minimum distance of twenty (20) metres from a side or rear lot boundary;</li> <li>(b) is situated a minimum distance of twenty (20) metres from a road frontage lot boundary;</li> <li>(c) is situated no more than twenty (20) metres from the primary dwelling house; and</li> <li>(d) is within a garage.</li> </ul> <p><b>AO11.5</b> Any maintenance of vehicles:</p> <ul style="list-style-type: none"> <li>(a) is minor in nature;</li> <li>(b) is consistent with that which is commonly undertaken for domestic vehicles;</li> <li>(c) does not involve major body work; and</li> <li>(d) does not involve major engine or mechanical repairs.</li> </ul> <p><b>AO11.6</b> The transport depot is located at a site which gains access from a road having the following characteristics:</p> <ul style="list-style-type: none"> <li>(a) the road is bitumen sealed; and</li> <li>(b) the road is not classified in the road hierarchy as an access street or an access place.</li> </ul>
<b>Appearance</b>	
<b>PO12</b>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
The development is designed in a manner that contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area.	
<b>Infrastructure</b>	
<p><b>PO13</b></p> <p>Safe, accessible, robust and reliable infrastructure relating to access and parking, energy supply, roads, roof and allotment drainage, sewage and wastewater treatment and disposal, stormwater management, telecommunications, and water supply, is adequately provided for the development in accordance with best practice and endorsed standards for the location, and relative to the needs of the development.</p>	<p><b>AO13.1</b></p> <p>The development complies with the requirements of the Development Works Code.</p>