

6.5.4. Rural zone code

6.5.4.1. 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).

6.5.4.2. Purpose

The purpose of the rural zone code is:

- (1) to identify the desired character and amenity for the zone and to protect it from incompatible development;
- (2) to provide predominantly for a wide range of uses from within the rural activities group, particularly those involved primary production, and to protect these from land use conflict that may result from the development of sensitive land use and other non-rural uses;
- (3) to protect or manage significant natural resources and processes to maintain the capacity for primary production;
- (4) to provide for the development of a limited range of other uses that are compatible with rural areas and rural activities, where they do not limit or compromise the potential for the development of uses involved in primary production;
- (5) to establish two precincts within the zone where particular development outcomes are specified, and the precincts are identified as follows:
 - (a) the Capricorn Coast Rural Precinct;
 - (b) the Yaamba Historic Township Precinct; and
- (6) to facilitate the achievement of the overall outcomes sought for the zone.

6.5.4.3. Overall outcomes

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

- (1) the development is:
 - (a) a use within the rural activities group; or
 - (b) a use which:
 - (i) is compatible with and supports a use within the rural activities group; or
 - (ii) does not limit or compromise the development of a use within the rural activities group on an adjoining rural zoned lot;

- (2) the development of a use from within the rural activities group is a preferred use within the zone in the following circumstances:
 - (a) it is designed, sited and operated to mitigate significant adverse impacts on sensitive land use; and
 - (b) the use:
 - (i) is animal husbandry; or
 - (ii) is animal keeping; or
 - (iii) is aquaculture; or
 - (iv) is cropping; or
 - (v) is extractive industry; or
 - (vi) is intensive animal industry; or
 - (vii) is intensive horticulture; or
 - (viii) is a permanent plantation; or
 - (ix) is a roadside stall; or
 - (x) is a rural industry; or
 - (xi) is a wholesale nursery; or
 - (xii) is a winery; and
- (3) the development of a use from within the accommodation activities group occurs within the zone only in the following circumstances:
 - (a) it is ancillary to the use of the land for a use within the rural activities group;
 - (b) it is designed and sited so as not to limit or compromise the continuing operation of an established use from within the rural activities group on an adjoining lot;
 - (c) it is designed and sited so as not to limit or compromise the future development of rural zoned land on an adjoining lot for a use from within the rural activities group;
 - (d) it is appropriately separated and buffered from uses that are likely to result in adverse impacts on amenity; and
 - (e) the use:
 - (i) is a caretaker's accommodation; or
 - (ii) is a dwelling house; or
 - (iii) is a dwelling unit; or
 - (iv) is a home based business; or
 - (v) is rural worker's accommodation;
 - (vi) is short-term accommodation (being a farm stay);
- (4) the development of other non-rural uses occur within the zone only in the following circumstances:
 - (a) the use:
 - (i) is compatible with development in the immediate area; or
 - (ii) has characteristics which tie it to a specific natural resource; or
 - (iii) requires large area of land that is not available in an area zoned for urban activities; and
 - (b) it is designed and sited so as not to limit or compromise the continuing operation of an established use from within the rural activities group on an adjoining lot; and

- (c) it is designed and sited so as not to limit or compromise the future development of rural zoned land on an adjoining lot for a use from within the rural activities group; and
- (d) it is designed, sited and operated to mitigate significant adverse impacts on sensitive land use; and
- (e) it is located at a site adjoining an appropriate road in the planning scheme road hierarchy; and
- (f) the use:
 - (i) is within the business activities group and is:
 - (A) bulk landscape supplies; or
 - (B) a garden centre; or
 - (C) veterinary services; or
 - (ii) is within the recreation activities group and is:
 - (A) an environment facility; or
 - (B) outdoor sport and recreation; or
 - (C) a park; or
 - (iii) is within the special activities group and is:
 - (A) is emergency services; or
 - (B) a landing; or
 - (C) a transport depot containing no more than four (4) vehicles; or
 - (D) other uses within the special activities group if they are an essential component of infrastructure servicing the community; and
- (5) the development is compatible with a form that is characterised by:
 - (a) development on lots which have appropriate areas and dimensions relative to the quality and potential of the land to be developed for uses from within the rural activities group, particularly those involved in primary production;
 - (b) buildings and structures having a height designed relative to the operational needs of the use, characteristics of the location, and the surrounding land use;
 - (c) use of vegetation screening, separation distances and buffering to manage impacts between adjoining land use;
 - (d) protection of a reasonable level of visual amenity when viewed from the street and public places; and
 - (e) development being appropriately integrated with any large tracts and corridors of remnant vegetation and habitat, and any State or local significant vegetation, habitat, wetlands or waterways, so as to protect landscape values and natural environment values; and
- (6) land that is identified as Agricultural Land Class A or Class B:
 - (a) is retained for development that is unlikely to limit or compromise the capacity of the land to be used for primary production;
 - (b) is protected from fragmentation due the creation of inappropriate lot sizes for the location;
 - (c) is protected from inappropriate and incompatible development, unless:
 - (i) there is a proven overriding need in terms of public benefit for the development and no other site is suitable for that particular development; or
 - (ii) 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 involves

- education, promotion, or sales associated with primary produce sourced from the site or local area; or
- (iii) the potential undertaking of agriculture on the subject land (alone or in association with surrounding land) is not practicable; and
- (7) development maximises the potential to undertake uses from within the rural activities group by retaining lots in a suitable size and shape ((unless there is a demonstrated need adjacent to an identified township in accordance with Overall Outcome (7)(c) or if located in the Capricorn Coast Rural Precinct)) as specified in the minimum lot sizes and dimensions of the reconfiguration of a lot code and in this code as follows:
- (a) a minimum area of sixty (60) hectares only where located upon land identified as being entirely within Agricultural Land Class A or Class B; or
 - (b) a minimum area of one-hundred and fifty (150) hectares where located upon land that is not as being entirely within Agricultural Land Class A or Class B;
 - (c) a minimum area of two (2) hectares where located adjacent to the township of Cawarral, Mount Chalmers, or The Caves, and all of the following circumstances exist:
 - (i) the site is not located within the Capricorn Coast Rural Precinct or is not located within land identified as Agricultural Land Class A or Class B; and
 - (ii) the site is not included in, or within five (5) kilometres of land designated as urban, new urban, or future urban as shown on the Strategic Framework maps; and
 - (iii) the new lots do not limit or compromise the continuing operation of an established use from within the rural activities group on an adjoining lot; and
 - (iv) it can be demonstrated that there is a need for additional supply of lots within a five (5) kilometre radius of the township zone; and
 - (v) the site is in proximity to primary school or a bus route; and
 - (vi) each new lot created has regular proportions; and
 - (vii) lots that adjoin rural zoned land are provided with adequate additional internal areas to provide separation and buffer areas; and
 - (viii) new lots do not take direct access from a State main road; and
 - (ix) a sufficient minimum number of lots is proposed in the one estate; and
 - (x) the land is capable of adequately providing for the on-site treatment and disposal of effluent and wastewater (where reticulated municipal sewerage is unavailable); and
 - (xi) the following infrastructure and services are provided:
 - (A) a bitumen sealed road of a suitable standard;
 - (B) approved municipal water supply; and
 - (C) electricity and telecommunications; and
- (8) the development does not compromise the use of declared stock routes;
- (9) the development is provided with adequate infrastructure and essential services; and

Where located in the Capricorn Coast Rural Precinct:

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

- (10) the precinct accommodates predominantly uses from within the rural activities group, particularly uses involved primary production which have relatively low impacts and can be undertaken on small rural lot sizes, and a limited range of non-rural uses where they are compatible with and support the rural uses in the precinct;
- (11) the development of a use from within the rural activities group is a preferred use within the precinct in the following circumstances:

- (a) it is designed, sited and operated to mitigate significant adverse impacts on sensitive land use; and
- (b) the use:
 - (i) is animal husbandry; or
 - (ii) is animal keeping; or
 - (iii) is aquaculture; or
 - (iv) is cropping; or
 - (v) is a roadside stall; or
 - (vi) is a rural industry; or
 - (vii) is a wholesale nursery; or
 - (viii) is a winery; and
- (12) the development of intensive animal industry and intensive horticulture occur only if:
 - (a) the site has suitable area and proportions to accommodate the development in a manner which does not adversely affect adjoining land use;
 - (b) land is capable of adequately providing for the on-site treatment and disposal of effluent and wastewater in an environmentally responsible manner;
 - (c) water resources are available to sustain the development in an environmentally responsible manner; and
 - (d) it is designed, sited and operated so that there are no significant adverse impacts on sensitive land use;
- (13) the following uses from within the rural activities group do not occur within the precinct:
 - (a) extractive industry, unless it is within an identified key resource area; or
 - (b) permanent plantation; and
- (14) the development of a use from within the accommodation activities group or other non-rural uses occur in the precinct only if they are consistent with the circumstances identified in the overall outcomes for the zone in general; however, the exception to this is the development of a motor sport facility which is not preferred in the precinct; and
- (15) development involving reconfiguration of lot occurs only if the resulting lots are a suitable size and shape to allow for the development of preferred uses within the precinct, as specified in the minimum lot sizes and dimensions of the reconfiguration of a lot code and in this code as follows:
 - (a) a minimum lot area of ten (10) hectares and a minimum lot width of two-hundred (200) metres; and

Where located in the Yaamba Historic Township Precinct:

Note: The overall outcomes of the Yaamba Historic Township Precinct are specific to this precinct and Overall Outcomes (1) to (9) for other areas in the rural zone as stated above do not apply within this precinct.

- (16) development (other than for a preferred use for the Yaamba Historic Township Precinct) does not occur in the Yaamba Historic Township Precinct;
- (17) the development is a preferred use within the Yaamba Historic Township Precinct only in the following circumstances:
 - (a) if there are established sensitive land use in the immediate area, the use is small in scale and intensity and has low impacts on sensitive land use; and
 - (b) the use:
 - (i) is animal husbandry; or
 - (ii) is cropping; or

- (iii) is a park; or
 - (iv) is a roadside stall; or
 - (v) is from within the special activities group and it has an essential and important role to support and service the needs of the immediate area or the broader community; and
- (18) the development:
 - (a) does not require access to urban infrastructure and services;
 - (b) does not limit or compromise the development or expansion of a use from within the rural activities group at the site or in the immediate area;
 - (c) does not result in the establishment of buildings and structures unless they are clearly associated with and necessary for a park, a use within the rural activities group, or a use within the special activities group undertaken at the site;
- (19) the development does not result in the establishment of any new uses from within the accommodation activities group, business activities group, community activities group, entertainment activities group, or industrial activities group;
- (20) development that is likely to have a high impact on land use in the immediate area does not occur;
- (21) the development is compatible with a rural form that is characterised by:
 - (a) development on lots which have appropriate areas and dimensions relative to the quality and potential of the land to be developed for uses within the rural activities group, particularly those involved in primary production;
 - (b) buildings and structures having a height designed relative to the operational needs of the use, characteristics of the location, and the surrounding land use;
- (22) the development maintains a reasonable level of visual amenity when viewed from the street and public places; and
- (23) development maximises the potential to undertake uses from within the rural activities group by:
 - (a) not fragmenting land into small lot sizes below the minimum size and shape requirements specified in the reconfiguring a lot code; and
 - (b) amalgamating lots to create suitable sized rural lots in accordance with the minimum requirements specified in the reconfiguring a lot code.

6.5.4.4. Specific benchmarks for assessment

Table 6.5.4.4.1 —Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes		Acceptable outcomes	
Where located in all areas of the zone (excluding the Yaamba Historic Township Precinct)			
Land use			
If a use within the accommodation activities group			
PO1 The development of a use within the accommodation activities group: (a) does not limit or compromise the continuing operation of an established use from within the rural activities group on an adjoining lot; (b) does not limit or compromise the future development of rural zoned land on an		AO1.1 The habitable buildings of a use from within the accommodation activities group have a setback from side and rear lot boundaries in accordance with the greater of the following: (a) if there is an established use from within the rural activities group located on an adjoining lot, a setback from the common boundary with that lot, which complies with the	

Performance outcomes	Acceptable outcomes
<p>adjoining lot for a use from within the rural activities group; and</p> <p>(c) is appropriately separated and buffered from uses that are likely to result in adverse impacts on amenity.</p>	<p>minimum separation distances specified in Table SC4.1.1 and Table SC4.1.2 of Schedule 4; or</p> <p>(b) in compliance with the setback standards identified in Table SC10.1.1 of Schedule 10.</p> <p>AO1.2</p> <p>The habitable buildings of a use within the accommodation activities group have a setback from road frontage lot boundaries in accordance with the greater of the following:</p> <p>(a) if there is an established use from within the rural activities group located on a lot on the opposite side of the road, a distance from the road frontage boundary, which complies with the minimum separation distances specified in Table SC4.1.1 and Table SC4.1.2 of Schedule 4; or</p> <p>(b) in compliance with the setback standards identified in Table SC10.1.1 of Schedule 10.</p>
If a use within the rural activities group	
<p>PO2</p> <p>The development of a use within the rural activities group is designed, sited and operated to minimise significant adverse impacts on sensitive land use.</p>	<p>AO2.1</p> <p>The development of a use within the rural activities group complies with the minimum separation distances specified in Table SC4.1.1 and Table SC4.1.2 of Schedule 4.</p>
If a roadside stall	
<p>PO3</p> <p>The roadside stall:</p> <p>(a) is small in scale;</p> <p>(b) does not impact on the amenity of adjoining land uses and the surrounding area;</p> <p>(c) does not adversely affect the safety and efficiency of the road network;</p> <p>(d) is ancillary to the farming use conducted on the same site; and</p> <p>(e) sells only fresh produce grown locally.</p>	<p>AO3.1</p> <p>Any structure used for a roadside stall:</p> <p>(a) has a maximum floor area of twenty (20) square metres; and</p> <p>(b) is located entirely within the lot and not on the road reserve.</p> <p>AO3.2</p> <p>Site access, car parking and storage areas:</p> <p>(a) are located entirely within the lot and not on the road reserve; and</p> <p>(b) use the same driveway as the primary lot access.</p>
Built form	
<p>PO4</p> <p>The height of buildings and structures are consistent with the rural character of the locality and the reasonable expectations as to the operational needs of the use, and they do not adversely impact the character or amenity of the streetscape, adjoining sites or the immediate area.</p>	<p>AO4.1</p> <p>Building height does not exceed twelve (12) metres above ground level (excluding silos and similar structures that are ancillary to the operations of a use within the rural activities group).</p> <p>AO4.2</p>

Performance outcomes		Acceptable outcomes	
		The height of structures does not exceed twenty-five (25) metres above ground level.	
PO5 The design and siting of buildings and structures does not adversely impact the amenity of the streetscape or adjoining sites having regard to the following: (a) minimisation of potential sources of nuisance; (b) prevention of overshadowing of habitable buildings of any sensitive land use on adjoining lots; and (c) prevention of overshadowing of public places.		AO5.1 Buildings or structures have a setback from side, rear and road frontage lot boundaries in compliance with the setback standards identified in Table SC10.1.1 of Schedule 10.	
Where located in the Yaamba Historic Township Precinct			
Land use			
If a use within the rural activities group			
PO6 The development of a use within the rural activities group is designed, sited and operated to minimise significant adverse impacts on sensitive land use.		AO6.1 The development of a use within the rural activities group complies with the minimum separation distances specified in Table SC4.1.1 and Table SC4.1.2 of Schedule 4.	
If a roadside stall			
PO7 The roadside stall: (a) is small in scale; (b) does not impact on the amenity of adjoining land uses and the surrounding area; (c) does not adversely affect the safety and efficiency of the road network; (d) is ancillary to the farming use conducted on the same site; and (e) sells only fresh produce grown locally.		AO7.1 Any structure used for a roadside stall: (a) has a maximum floor area of twenty (20) square metres; and (b) is located entirely within the lot and not on the road reserve. AO7.2 Site access, car parking and storage areas: (a) are located entirely within the lot and not on the road reserve; and (b) use the same driveway as the primary lot access.	
Built form			
PO8 The development does not result in the intensification of buildings and structures in the precinct unless they are associated with and necessary for preferred uses for the precinct.		AO8.1 The development does not involve the construction of buildings and structures unless they are associated with and necessary for: (a) a park; or (b) a use within the rural activities group; or (c) a use within the special activities group undertaken at the site.	
PO9 If buildings and structures are associated with and necessary for a park, a use within the rural		AO9.1 Building height does not exceed ten (10) metres above ground level (excluding silos and similar	

Performance outcomes	Acceptable outcomes
activities group, or a use within the special activities group undertaken at the site, the height of the buildings and structures are consistent with the rural character of the locality and the reasonable expectations as to the operational needs of the use, and they do not adversely impact the character or amenity of the streetscape, adjoining sites or the immediate area.	structures that are ancillary to the operations of a use within the rural activities group).
PO10 The design and siting of buildings and structures does not adversely impact the amenity of the streetscape or adjoining sites having regard to the following: (a) minimisation of potential sources of nuisance; and (b) provision of access to natural light and ventilation for habitable buildings of any sensitive land use on adjoining lots and for public places.	AO9.2 The height of structures does not exceed twenty-five (25) metres above ground level.
	AO10.1 Buildings or structures have a setback from side, rear and road frontage lot boundaries in accordance with the following: (a) at any point where the 'outermost projection height' is between two (2) metres and 4.5 metres, a setback of at least twenty (20) metres; or (b) at any point where the 'outermost projection height' is greater than 4.5 metres, a setback of at least twenty (20) metres plus 0.3 of a metre for every additional metre or part thereof in height over 4.5 metres.

Table 6.5.4.4.2 — Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes
Where located in all areas of the zone (excluding the Capricorn Coast Rural Precinct and excluding the Yaamba Historic Township Precinct)	
Land use	
PO11 The use contributes to the development of the rural zone which is comprised of the following: (a) preferred uses for the zone (as identified in the overall outcomes for the zone); or (b) uses within the accommodation activities group (where in accordance with the circumstances identified in the overall outcomes for the zone); or (c) other uses that are not within the rural activities group or accommodation activities group (where in accordance with the circumstances identified in the overall outcomes for the zone).	No acceptable outcome is nominated.
Where located in the Capricorn Coast Rural Precinct	
Land use	
PO12 The use contributes to the development of a Capricorn Coast Rural Precinct which is comprised of the following: (a) preferred uses for the precinct (as identified in the overall outcomes for the zone); or	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>(b) intensive animal industry or intensive horticulture (where in accordance with the circumstances identified in the overall outcomes for the precinct); or</p> <p>(c) a use from within the accommodation activities group or other non-rural uses (where in accordance with the circumstances identified in the overall outcomes for the precinct).</p>	
Where located in the Yaamba Historic Township Precinct	
Land use	
<p>PO13</p> <p>The use is a preferred use for the precinct (as identified in the overall outcomes for the precinct).</p>	No acceptable outcome is nominated.
<p>PO14</p> <p>The use:</p> <p>(a) is small in scale and has a limited intensity; and</p> <p>(b) has low impacts on sensitive land use in the immediate area.</p>	No acceptable outcome is nominated.
<p>PO15</p> <p>A new use from within the accommodation activities group, business activities group, community activities group, entertainment activities group, or industrial activities group does not establish in the zone.</p>	No acceptable outcome is nominated.
Where located in all areas of the zone (excluding the Yaamba Historic Township Precinct)	
<p>PO16</p> <p>The development of a use within the rural activities group is designed and operated at an appropriate scale and intensity relative to the capacity of water resources and soil to sustain the development activity in an environmentally responsible manner.</p>	No acceptable outcome is nominated.
<p>PO17</p> <p>The development of a use within the rural activities group or a use being veterinary services, where involving the boarding, accommodation, care, training, holding, keeping, production, or cultivation of animals and the like, 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>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(b) prevention of the escape of animals; (c) best practice for the hygienic confinement of animals; and (d) minimal nuisance beyond the site boundaries by way of noise and odours produced by the animals.	
PO18 The use does not result in land and water quality degradation (above ground and underground) due to the following: (a) movement of sediment, nutrients, pathogens, and pollutants; or (b) the handling, treatment and disposal of solid and liquid waste.	No acceptable outcome is nominated.
PO19 The use: (a) avoids unnecessary clearing of native vegetation and habitat; and (b) minimises major earthworks.	No acceptable outcome is nominated.
If an extractive industry	
PO20 To the extent practicable, scarred areas of the natural landscape resulting from extractive industry are screened from view of public roads, prominent public viewer places and neighbouring properties.	AO20.1 A densely vegetated buffer area having a minimum depth from the lot boundary of twenty (20) metres is located along all boundaries of the site (excluding access points), and the buffer area contains vegetation having a foliage height and density capable of visually screening scarred areas of land when viewed from public roads, prominent public viewer places and neighbouring properties.
PO21 Rehabilitation of the site occurs over the life of the project and the development is undertaken in accordance with a management plan which satisfies Council that premises that will be safe and useable upon completion and the following actions will be appropriately undertaken: (a) progressive rehabilitation works at the site; (b) appropriate clean-up works (including areas of possible soil or water contamination); (c) provision of stable and usable final landform and soil profiles; and (d) revegetation of the site using suitable native species.	No acceptable outcome is nominated.
PO22 Noise generating activities occur at times that are unlikely to result in unreasonable disturbance to sensitive land use.	AO22.1 Significant noise generating activities such as blasting, crushing, grinding, milling, loading or similar only occur between the hours of 9:00 and 17:00.

Performance outcomes	Acceptable outcomes
	<p>AO22.2</p> <p>Noise generating activities (other than those listed in AO22.1) only occur between the hours of 06:00 and 18:00.</p>
If a transport depot	
<p>PO23</p> <p>Development for the purpose of a transport depot:</p> <ul style="list-style-type: none"> (a) is located at an appropriate sized site; (b) is ancillary to the use of the site primarily for rural purposes; (c) is small in scale; (d) is designed and sited to minimise adverse impacts on the amenity of any sensitive land use in the immediate area; (e) does not result in a significant amount of daily vehicle trips to and from the site; and (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"> (i) minimise disturbance to adjoining land use from dust and vehicle noise; (ii) minimise costly damage to the road surface; and (iii) minimise any adverse impacts to the safety, efficiency and effectiveness of the road network. 	<p>AO23.1</p> <p>The transport depot does not store any more than four (4) vehicles.</p> <p>AO23.2</p> <p>The transport depot:</p> <ul style="list-style-type: none"> (a) is situated a minimum distance of fifty (50) metres from a side or rear lot boundary; (b) is situated a minimum distance of fifty (50) metres from a road frontage lot boundary; (c) is situated a minimum distance of 150 metres from a sensitive land use located on an adjoining site; and (d) is within a garage. <p>AO23.3</p> <p>Any maintenance of vehicles:</p> <ul style="list-style-type: none"> (a) is minor in nature; (b) does not involve major body work; and (c) does not involve major engine or mechanical repairs. <p>AO23.4</p> <p>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"> (a) the road is bitumen sealed; and (b) the road is not classified in the road hierarchy as an access street or an access place.
Where located within Agricultural Land Class A and Class B identified on an overlay	
<p>PO24</p> <p>Land that is identified as Agricultural Land Class A or Class B is developed only in the following circumstances:</p> <ul style="list-style-type: none"> (a) it is for a land use from within the rural activities group, which does not limit or compromise the capacity of the land to be used for primary production; or (b) it is for a land use that is not within the rural activities group, which is not irreversible, and which does not limit or compromise the capacity of the land to be used for primary production; or 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (c) it is proven that the land should not actually be identified as Agricultural Land Class A or Class B; or (d) other than in the Capricorn Coast Rural Precinct, it does not result in the creation of a lot having an area less than sixty (60) hectares and a width less than 450 metres; or (e) it is for a land use that is not within the rural activities group and there is an overriding need in terms of public benefit for the development and that the development cannot be located on alternative sites that are suitable for the development; or (f) the land is identified as Key Resource Area; or (g) 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 involves education, promotion, or sales associated with primary produce sourced from the site or local area; or (h) the potential undertaking of agriculture on the subject land (alone or in association with surrounding land) is not practicable. 	
Where located adjacent to the township of Cawarral, Mount Chalmers, or The Caves	
<p>PO25</p> <p>Reconfiguration of rural zoned lots located adjacent to the townships of Cawarral, Mount Chalmers or The Caves only occurs when all of the following circumstances exist:</p> <ul style="list-style-type: none"> (a) the site is not located within the Capricorn Coast Rural Precinct or is not located within Agricultural Land Class A or Class B land; (b) the site is not included in, or within five (5) kilometres of land designated as <i>urban, new urban, or future urban</i> as shown on the Strategic Framework maps; (c) the new lots do not limit or compromise the continuing operation of an established use from within the rural activities group on an adjoining lot; (d) it can be demonstrated that there are fewer than ten (10) existing vacant lots, which have areas of between one (1) and three (3) hectares in extent, within a five (5) kilometre radius of the township zone; (e) the site is within ten (10) kilometres of a primary school or within one (1) kilometre of a school bus route; (f) the site is within ten (10) kilometres of an existing useable hall or other acceptable 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>meeting place such as a shop or sporting facility;</p> <p>(g) each new lot created has regular proportions and is not smaller than two (2) hectares in area and eighty (80) metres in width;</p> <p>(h) lots that adjoin rural zoned land are provided with adequate additional internal areas to provide separation and buffers between any established or future use of adjoining lots for rural activities and any future sensitive land use on the new low lot;</p> <p>(i) new lots do not take direct access from a State main road;</p> <p>(j) a minimum of twenty (20) new lots is proposed in one estate;</p> <p>(k) the land is capable of adequately providing for the on-site treatment and disposal of effluent and wastewater (where reticulated municipal sewerage is unavailable); and</p> <p>(l) the following infrastructure and services are provided:</p> <p>(i) a bitumen sealed road to rural standard or higher;</p> <p>(ii) municipal water supply; and</p> <p>(iii) electricity and telecommunications.</p>	
Appearance	
<p>PO26</p> <p>The development is designed in a manner that does not significantly adversely affect visual amenity when viewed from the street, public places, and the surrounding area.</p>	No acceptable outcome is nominated.
Stock routes	
<p>PO27</p> <p>The development does not limit or compromise the use of identified stock routes for stock movement or other compatible uses.</p>	No acceptable outcome is nominated.
Infrastructure	
<p>PO28</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>AO28.1</p> <p>The development complies with the requirements of the Development Works Code.</p>
Where located in the Yaamba Historic Township Precinct	
Lot size and shape	

Performance outcomes	Acceptable outcomes
PO29 Development does not involve the reconfiguration of a lot below the minimum size and shape requirements for lots specified in the reconfiguring a lot code.	No acceptable outcome is nominated.
Appearance	
PO30 The development is designed in a manner that does not significantly adversely affect visual amenity when viewed from the street, public places, and the surrounding area.	No acceptable outcome is nominated.