### 2.3.3 Overall Outcomes for the Rural Residential Zone

The overall outcomes are the purpose of the Rural Residential Zone. The overall outcomes are as follows –

a) Rural residential development is low density and semi-rural in nature.
b) Semi-rural living and limited low intensity rural pursuits are compatible with the rural amenity of the area.
c) Rural residential areas are confined to the existing rural residential areas only, with some limited in-fill development.
d) Rural activities are limited to small-scale activities which are compatible with the rural residential nature of the area.
e) Small-scale commercial activities provide a daily service for the immediate community do not impact on the rural residential amenity of the area.
f) Domestic infrastructure is contained on site and is environmentally sensitive.
g) Rural residential areas are appropriately located and have access to community services and facilities.
h) Rural activities and good quality agricultural land are protected from rural residential land uses.
i) The environmental and biodiversity values of the area are protected.
j) The scenic landscape values and the semi-rural character of the area are protected.

#### 2.3.3.1 Development Principles

| PERFORMANCE CRITERIA | ACCEPTABLE SOLUTION/S |
|---|---|
| **Land Use** | |
| **PC1** The following uses are inconsistent with the overall outcomes for the Rural Residential Zone and are not located within this zone:<br>a) Accommodation Building;<br>b) Caravan Park;<br>c) Duplex;<br>d) Motel;<br>e) Multiple Residential;<br>f) Relocatable Home Park;<br>g) Retirement Village;<br>h) any Commercial use (except Outdoor Sales Premises, Temporary Estate Sales Office and Veterinary Facility);<br>i) any Industrial use;<br>j) any Community use (except Cemetery and Outdoor Recreation); and<br>k) Telecommunications Facility - Major. | No acceptable solution specified. |
| **PC2** Community services and facilities are easily accessible and conveniently located. | No acceptable solution specified. |
| **Building design and siting** | |
| **PC3** Buildings complement the semi-rural nature of the locality. | **AS3.1** A maximum of one Detached Dwellingis located on each lot.<br>**AS3.2** Shipping Container Storage is setback: |

| PERFORMANCE CRITERIA | ACCEPTABLE SOLUTION/S |
|---|---|
| | a) not less than 40 metres from the frontage to a State Controlled, Arterial or Traffic Distributor, Controlled Distributor and Sub-Arterial Main Street; or<br>b) at least 20 metres from any other road frontage.<br>**AS3.3** Shipping Container Storage is setback at least 20 metres from side and rear boundaries. |
| **Noise and Amenity** | |
| **PC4** Uses are located, designed and operated to avoid significantly changing the light, noise, dust, odour and traffic conditions or other physical conditions experienced by adjoining residents/uses. | No acceptable solution specified. |
| **PC5** Residential development is constructed, designed and located to mitigate traffic noise. | **AS5.1** a) Where the site fronts a Traffic Distributor, Controlled Distributor or Sub-Arterial Main Street, residential buildings are setback at least 20 metres from the road frontage;<br>**OR**<br>b) where the site fronts a State controlled or arterial road, residential buildings are setback at least 40 metres from the road frontage.<br><br>Where assessable development (which does not comply with AS5.1 –<br>**AS5.2** Where fronting a State controlled, arterial, distributor or sub-arterial main street road the development meets the following acoustic levels (assessed at the $L_{10}$ (18 hour) level) between 6am and midnight:<br>a) 60 dB(A) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are greater than 40 dB(A) $L_{90}$ (8 hour) between 10pm and 6am; or<br>b) 57 dB(A) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are less than or equal to 40 dB(A) $L_{90}$ (8 hour) between 10pm and 6am.<br><br>Note: All external levels stated are free-field with the expectation that an additional 2.5 dB(A) increase is applied for the façade correction when the building is constructed. This will achieve a level of equal to or less than 63 dB(A) and 60dB(A), respectively, 1 metre from the most exposed façade of a building. |
| **PC6** Residential development is constructed, designed and located to mitigate noise generated from the North Coast Rail line. | Where assessable development (AS6.1 applies) –<br>**AS6.1** Noise sensitive uses that are located within 80 metres of the North Coast rail corridor (as shown on the Planning Scheme maps) are designed to meet external noise level criteria being:<br>a) 65dB(a), assessed as the 24 hour average equivalent continuous A-weighted sound |

| PERFORMANCE CRITERIA | ACCEPTABLE SOLUTION/S |
|---|---|
| | pressure level;<br>b) 87 dB(a), assessed as a single event maximum sound pressure level, and<br>c) internal noise level criteria being to achieve an average Lmax (10.00 pm – 6.00 am) not greater than 50dB(a). |
| **Good Quality Agricultural Land** | |
| **PC7** Development is separated or buffered from rural activities and GQAL to maintain the productivity, viability and use of rural land for primary production. | **AS7.1** Residential uses are separated from rural uses in accordance with the following –<br>a) if rural use involves chemical spray drift – 300 metres;<br>b) if rural use involves odour – 500 metres;<br>c) if rural use involves dust, smoke or ash – 150 metres; or<br>d) if (a) – (c) do not apply – 4.0 metres<br><br>Where assessable development (AS7.2 applies) –<br>**AS7.2** Uses sensitive to the spray drift, odour, noise, dust, smoke and ash potentially associated with agricultural activities are adequately separated or buffered to avoid significant conflict with such activities and potential activities on GQAL, in accordance with the State Government's Planning Guidelines: Separating Agricultural and Residential Land Uses. |