

6.2.20 Rural residential zone code

6.2.20.1 Application

This code applies to assessable development:-

- (a) within the Rural residential zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Rural residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.20.2 Purpose

- (1) The purpose of the rural residential zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.
- (2) The purpose of the Rural residential zone code will be achieved through the following overall outcomes:-
 - (a) development provides for low density residential purposes, in the form of dwelling houses within a semi-rural setting;
 - (b) development in the zone is low density and semi-rural in nature, and sensitively responds to localised character and amenity considerations;
 - (c) rural activities are to be limited to small-scale activities that do not impact on the rural residential amenity of the zone;
 - (d) low impact activities such as hobby farms, small-scale eco-tourism and outdoor recreation are encouraged where the impacts of such uses can be minimised;
 - (e) the built form of development integrates with and complements the predominant rural residential character and scale of the zone, and is sympathetic to the environmental and topographical features of the landscape;
 - (f) development incorporates a high level of rural residential amenity, personal health and safety and protection for property;
 - (g) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure; and
 - (h) in identified precincts, development provides for relatively smaller rural residential lot sizes to cater for different lifestyle options and be responsive to prevailing subdivision patterns.

6.2.20.3 Assessment benchmarks

Table 6.2.20.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<i>Preferred uses</i>			
PO1	Development is predominantly residential in nature with some small-scale and low intensity rural activities provided for where such activities are compatible with the predominant residential uses.	AO1	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
Residential lot sizes			
PO2	Unless otherwise specified in a precinct, development provides for relatively large residential lot sizes to maintain the prevailing lower residential density of the zone.	AO2	No acceptable outcome provided.
Non-residential uses			
PO3	Non-residential uses are limited to small-scale and low intensity rural activities that are compatible with the prevailing rural residential character and amenity of the zone.	AO3	No acceptable outcome provided.
General			
PO4	Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts, having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.	AO4	No acceptable outcome provided.
PO5	To maintain the low intensity character and rural residential amenity of the zone, development has a low-rise built form with a maximum building height of: (a) 8.5m above ground level where the site has up to 15% slope; or (b) 10m above ground level where the site has more than 15% slope.	AO5	No acceptable outcome provided.
PO6	Development for residential uses adjacent to rural land does not interfere with the existing or ongoing use of the rural land for productive agricultural purposes.	AO6	No acceptable outcome provided.
PO7	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate ²⁸ and minimises the consumption of energy and water.	AO7	No acceptable outcome provided.
PO8	Development mitigates adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	AO8	No acceptable outcome provided.
PO9	Development is provided with an appropriate level of services and infrastructure that maintains public health, ensures the safety of buildings and works and avoids negative impacts on the natural environment.	AO9	No acceptable outcome provided.
PO10	Development does not:- (a) adversely impact on the continued safe operation, viability and maintenance of existing infrastructure; or (b) compromise the future provision of planned infrastructure. Editor's note - The Local Government infrastructure plan identifies planned trunk infrastructure and the planned densities necessary to service development in a	AO10	No acceptable outcome provided.

²⁸ Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

Performance outcomes		Acceptable outcomes	
	coordinated, efficient and financially sustainable manner.		
Development in identified zone precincts			
PO11	To cater for different lifestyle options and be responsive to prevailing subdivision patterns, development provides for relatively smaller rural residential lot sizes to be established in the following precincts:- (a) Precinct RR1 (Minimum lot size of 4,000m²); and (b) Precinct RR2 (Minimum lot size of 1ha (10,000m²).	AO11	No acceptable outcome provided.