

## 6.2.9 Rural zone code

### 6.2.9.1 Application

This code applies to assessing material change of use and building work for development in the Rural zone.

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

### 6.2.9.2 Purpose

- (1) The **purpose** of the Rural zone is to:
  - a) provide for rural uses and activities; and
  - b) provide for other uses and activities that are compatible with—
    - (i) existing and future rural uses and activities; and
    - (ii) the character and environmental features of the zone; and
  - c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.
  
- (2) The **local government purpose** of the code is to:
  - a) facilitate the establishment of a wide range of productive rural activities in Somerset Region;
  - b) protect the productive natural resources and environmental and scenic values of the rural landscape from inappropriate development; and
  - c) provide for the establishment of a limited range of complementary non-rural uses that promote sustainable economic diversification or which provide a service to rural areas of Somerset Region.
  
- (3) The purpose of the Rural zone code will be achieved through the following **overall outcomes**:
  - a) A mix of rural uses predominate in the zone, including *animal husbandry, animal keeping, aquaculture, cropping (including forestry for wood production), intensive animal industries, intensive horticulture, permanent plantations, roadside stalls, rural industry* and other uses;
  - b) Permanent accommodation activities are limited to the establishment of *dwelling houses, caretaker's accommodation* and *rural workers accommodation* on existing lots;
  - c) *Home based business* may be established where the scale, intensity and nature of the use is compatible with the character and amenity of the surrounding locality;
  - d) *High impact activities* are appropriately separated from towns, small townships, rural residential settlements, the Glamorgan Vale Urban Investigation Area, the regional water storages of Lake Somerset and Lake Wivenhoe and tourism focus areas to protect the existing and future amenity and environmental values of these areas;
  - e) Tourism development, including short-term *accommodation activities*, is focused in the Principal Future Strategic Tourism Focus Area and the Lake Somerset Water-based Recreation Focus Area. Non-tourism related development in these two tourism focus areas does not adversely affect the rural, natural and environmental values of the locality and maintains the possibility for future tourism-based opportunities to leverage off these values;
  - f) Non-rural uses such as *renewable energy facilities, utility installations* or tourism development such as *short-term accommodation, nature-based tourism, tourist park* and *function facility* may be established where the use is:
    - (i) compatible with the landscape and scenic amenity values of Somerset Region and consistent with the amenity of the locality;
    - (ii) supported by an appropriate level of infrastructure; and
    - (iii) located, designed and operated to minimise conflicts with rural activities on *adjoining premises*;

- g) The operational viability of existing rural activities, including *high impact activities*, are protected from the encroachment of incompatible development such as *sensitive land uses* and tourism development;
- h) A general low rise and low intensity scale of development is maintained consistent with the predominant rural character of the zone and visual prominence of environmental and landscape features in the rural landscape;
- i) Agricultural land is retained for productive rural activities and is protected from fragmentation and alienation by inappropriate development;
- j) Identified hard rock, sand and gravel resources located on and adjacent to the alluvial terraces of the Brisbane River and its tributaries are protected from inappropriate development;
- k) Extractive industry operations are not prejudiced by the encroachment of incompatible development;
- l) Identified mineral resources are protected from encroachment by incompatible development;
- m) Downstream water quality values in the receiving environments of Lake Somerset, Lake Wivenhoe and the Mid-Brisbane River are maintained and enhanced;
- n) The scenic amenity and landscape values of Somerset Region are maintained and enhanced by development;
- o) Development is generally self-sufficient as far as servicing by utilities infrastructure is concerned, and is provided with:
  - (i) an adequate on-site supply of potable water;
  - (ii) a sustainable on-site effluent treatment and disposal system that maintains environmental and water quality values; and
  - (iii) electricity and telecommunications services as appropriate;
- p) Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation;
- q) Development conserves and sensitively integrates with historic places or items of cultural heritage significance;
- r) Areas of ecological significance, including watercourses, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of development;
- s) Development responds to land constraints, including but not limited to topography, bushfire and flooding;
- t) Historical clusters of small vacant allotments are not expected to be developed with houses given the lack of suitable physical and social infrastructure.

### 6.2.9.3 Assessment benchmarks

#### Part A—

#### Requirements for accepted development and assessment benchmarks for assessable development

Table 6.2.9.3—

#### Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Building height</b>	
<b>PO1</b> <i>Building height:</i> (a) maintains a low rise built form; and (b) is subordinate to the predominant character and environment and features values of the locality.	<b>AO1</b> <i>Building height</i> does not exceed two storeys and 11.5 metres above <i>ground level</i> .
<b>Building setbacks</b>	
<b>PO2</b>	<b>AO2</b>

Performance outcomes	Acceptable outcomes
Building setbacks: (a) contribute to the maintenance of the rural character of the zone; and (b) manage potential amenity impacts on <i>sensitive land uses</i> on <i>adjoining premises</i> .	Buildings and structures are setback a minimum 15 metres from the <i>primary street frontage</i> of the site.
<b>Animal husbandry</b>	
<b>PO3</b> Development for <i>animal husbandry</i> does not result in: (a) environmental harm and nuisance on <i>sensitive land uses</i> located on <i>adjoining premises</i> ; and (b) adverse impacts on water quality values of local receiving environments.	<b>AO3.1</b> <i>Animal enclosures</i> and associated structures (other than fences) are not located within: (a) 100 metres of a lot located in the following zones: (i) General residential zone (excluding the <b>Park residential precinct</b> ); or (ii) Township zone; (b) 100 metres of a <i>sensitive land use</i> on an <i>adjoining premises</i> ; and (c) 15 metres of a <i>dwelling house</i> on the same site.
<b>Outbuildings (Class 10a)</b>	
<b>PO4</b> <i>Outbuildings</i> are not used for habitable or domestic purposes.	<b>AO4</b> <i>Outbuildings</i> are used for non-habitable purposes only.
<b>For assessable development</b>	
<b>Environmental management</b>	
<b>PO5</b> Rural activities operate in accordance with contemporary best practice environmental management principles and do not result in any adverse impacts on the following environmental values: (a) air quality; (b) water quality; and (c) acoustic environment.	<b>AO5.1</b> The use is operated in accordance with the <i>Environmental Protection (Air) Policy 2008</i> .  <b>AO5.2</b> The use is operated in accordance with the <i>Environmental Protection (Noise) Policy 2008</i> .  <b>AO5.3</b> The use is operated in accordance with the <i>Environmental Protection (Water) Policy 2009</i> .
<b>PO6</b> Liquid and solid waste disposal, including carcass disposal, and emissions of contaminants to surface or groundwater (including contaminated stormwater) do not result in environmental harm or nuisance.	<b>AO6</b> No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<b>Amenity</b>	
<p><b>PO7</b> The design, location and operation of development does not result in any undue adverse impact on the amenity of the locality, having regard to:</p> <ul style="list-style-type: none"> <li>(a) hours of operation;</li> <li>(b) lighting;</li> <li>(c) noise;</li> <li>(d) dust, odour and other airborne emissions;</li> <li>(e) public health and safety;</li> <li>(f) traffic generation;</li> <li>(g) the use of <i>advertising devices</i>;</li> <li>(h) visual amenity; and</li> <li>(i) overlooking and privacy.</li> </ul>	<p><b>AO7</b> No acceptable outcome provided.</p>
<p><b>PO8</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) lighting;</li> <li>(e) <i>advertising devices</i>;</li> <li>(f) visual amenity;</li> <li>(g) privacy;</li> <li>(h) odour; or</li> <li>(i) emissions.</li> </ul>	<p><b>AO8</b> No acceptable outcome provided.</p>
<b>Tourism Development</b>	
<p><b>PO9</b> Tourism development is separated from rural activities so that it does not result in:</p> <ul style="list-style-type: none"> <li>(a) adverse impacts on the ongoing operation of existing rural activities or the potential operation of future rural activities;</li> <li>(b) adverse impacts on rural amenity; and</li> <li>(c) inability for a tourism development to operate as intended having regard to the nature of rural activities.</li> </ul> <p>Note – Tourism development in the Rural zone includes any use that attracts visitors for entertainment, functions, recreation or short-term stays, including <i>nature based tourism, short-term accommodation, tourist park, winery, tourist attraction or function facility</i>.</p>	<p><b>AO9</b> <i>Buildings and structures</i> associated with tourism development are set back a minimum of:</p> <ul style="list-style-type: none"> <li>(a) 50 metres from a public <i>road</i>.</li> <li>100 metres from the boundary of the site.</li> </ul>
<p><b>PO10</b> Building siting, spacing, scale, bulk, height, design, form, colours and materials is sympathetic to the character of the <i>site</i> and locality.</p>	<p><b>AO10</b> No acceptable outcomes provided.</p>
<p><b>PO11</b> Development for <i>shop or food and drink outlet</i> is:</p> <ul style="list-style-type: none"> <li>(a) ancillary to a tourism development;</li> <li>(b) low key in scale, nature and employment;</li> <li>(c) of a size that only serves the needs of the associated tourism development;</li> </ul>	<p><b>AO11</b> Development for <i>shop or food and drink outlet</i> is:</p> <ul style="list-style-type: none"> <li>(a) ancillary to a tourism development such as a <i>function facility, nature-based tourism, short-term accommodation, tourist park or</i></li> </ul>

Performance outcomes	Acceptable outcomes
<p>(d) does not generate traffic on roads in the Rural zone that is additional to traffic otherwise generated by the associated tourism development; and</p> <p>(e) does not create impacts on centres or townships through clustering of small-scale <i>business activities</i>.</p>	<p><i>winery</i> use; and has a <i>gross floor area</i> that is equal to or less than 250 square metres</p>