

## 6.2.8 Rural residential zone code

### 6.2.8.1 Application

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

### 6.2.8.2 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 **local government purpose** of the code is to provide rural residential development opportunities in the Minden North locality in a semi-rural setting that provides limited access to urban infrastructure networks and local services.
- (3) The purpose of the Rural residential zone code will be achieved through the following **overall outcomes**:
  - a) The Rural residential zone provides very low density residential living opportunities in a semi-rural environment on large lots generally greater than 4,000 square metres;
  - b) *Dwelling houses* are the predominant accommodation activities provided;
  - c) The predominant low rise, low intensity scale of development in the zone provided by dwelling houses is maintained, consistent with the semi-rural character of the precinct and the dominance of natural features and vegetation over built form;
  - d) Appropriate *home based business* uses complement the semi-rural character and amenity of the zone;
  - e) The existing subdivision pattern is retained, with lots generally greater than 4,000 square metres in area;
  - f) Development for residential uses adjacent to rural areas does not interfere with the existing or ongoing use of the rural land for productive rural activities;
  - g) Development is serviced by the following infrastructure:
    - (i) the reticulated water supply network;
    - (ii) a sustainable on-site effluent treatment and disposal system that maintains environmental and water quality values; and
    - (iii) stormwater drainage, electricity, gas and telecommunications services as appropriate; and
  - h) Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation;
  - i) Development conserves and sensitively integrates with historic places or items of cultural heritage significance;
  - j) Areas of ecological significance, including watercourses, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of development;
  - k) Development responds to land constraints, including but not limited to topography, bushfire and flooding.

### 6.2.8.3 Assessment benchmarks

#### Part A—

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

Table 6.2.8.3—

#### 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) exhibits a low rise character consistent with the predominant built form of the zone; and (b) does not detract from the amenity enjoyed by <i>adjoining premises</i> .	<b>AO1</b> <i>Building height</i> does not exceed two storeys and 8.5 metres above <i>ground level</i> .
<b>Outbuildings (Class 10a)</b>	
<b>PO2</b> <i>Outbuildings</i> are not used for habitable or domestic purposes.	<b>AO2</b> <i>Outbuildings</i> are used for non-habitable purposes only.
<b>Building setbacks</b>	
<b>PO3</b> Building setbacks: (a) provide a well-defined separation of built form between <i>adjoining premises</i> that is consistent with the semi-rural character of the zone; and (b) do not detract from the amenity enjoyed by <i>adjoining premises</i> .	<b>AO3.1</b> Buildings and structures are setback a minimum 10 metres from the <i>primary street frontage</i> of the site.  <b>AO3.2</b> Buildings and structures are setback a minimum 10 metres from the side and rear boundaries of the site.
<b>Animal husbandry</b>	
<b>PO4</b> Development for <i>animal husbandry</i> does not compromise the: (a) amenity enjoyed by <i>sensitive land uses</i> located on <i>adjoining premises</i> ; and (b) water quality values of local receiving environments.	<b>AO4</b> <i>Animal enclosures</i> and associated structures (other than fences) are not located within: (a) 100 metres of a <i>sensitive land use</i> on an <i>adjoining premises</i> ; and (b) 15 metres of a <i>dwelling house</i> on the same site.
<b>For assessable development</b>	
<b>Building scale</b>	
<b>PO5</b> Building scale: (a) maintains the predominant low intensity scale of development in the zone; and (b) reinforces the semi-rural character of the precinct and the dominance of natural features over built form.	<b>AO5</b> <i>Site cover</i> does not exceed 20 percent.

Performance outcomes	Acceptable outcomes
<b>Amenity</b>	
<p><b>PO6</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>AO6</b> No acceptable outcome provided.</p>
<p><b>PO7</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>AO7</b> No acceptable outcome provided.</p>