

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
For accepted development subject to requirements and assessable development	
Building height	
PO1 <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.	AO1 <i>Building height</i> does not exceed two storeys and 11.5 metres above <i>ground level</i> .
Building setbacks	
PO2 Building setbacks:	AO2

Performance outcomes	Acceptable outcomes
(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 all boundaries of the site.
Animal husbandry	
PO3 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.	AO3.1 <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 Park residential precinct); 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.
Outbuildings (Class 10a)	
PO4 <i>Outbuildings</i> are not used for habitable or domestic purposes.	AO4 <i>Outbuildings</i> are used for non-habitable purposes only.
Outdoor sport and recreation	
PO5 Development ensures that the amenity of the area is maintained.	AO5 Development operates within the hours of 6am and 6pm.
PO6 Development ensures that the nature and type of lighting for outdoor sport and recreation activities is intended for lower level infrequent use.	AO6 Development provides outdoor lighting which is in compliance with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting.
PO7 Development is compatible with scale, bulk, design and character of the surrounding area.	AO7 All facilities are located a minimum distance of 15 metres from all boundaries.
PO8 The site is accessed via a road that is of a standard to adequately cater for the traffic generated by the use without causing traffic hazards, damage to the road or traffic or dust nuisance to persons or property not connected with the use.	AO8 Access is to be provided in accordance with Planning Scheme Policy 4 – Design Standards.
PO9 Waste does not have an adverse effect on the amenity of the surrounding area or environment.	AO9 Refuse is collected and stored in a screened area and is removed from the site by approved contractor.
Car parking	
PO10 No degradation of the natural environment occurs through loss of vegetation, disturbance or destruction of	AO10 Facilities do not result in the removal of remnant vegetation or disturb or redirect any natural watercourse.

Performance outcomes	Acceptable outcomes
wildlife corridors or important stands of remnant vegetation.	Buildings and storage areas and parking and loading areas are located at least 20m from any natural features such as creeks, gullies, waterways and wetlands.
For assessable development	
Environmental management	
<p>PO11 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:</p> <ul style="list-style-type: none"> (a) air quality; and (b) water quality. 	<p>AO11.1 The use is operated in accordance with the <i>Environmental Protection (Air) Policy 2008</i>.</p> <p>AO11.2 The use is operated in accordance with the <i>Environmental Protection (Noise) Policy 2008</i>.</p> <p>AO11.3 The use is operated in accordance with the <i>Environmental Protection (Water) Policy 2009</i>.</p>
<p>PO12 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.</p>	<p>AO12 No acceptable outcome provided.</p>
Amenity	
<p>PO13 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"> (a) hours of operation; (b) lighting; (c) noise; (d) dust, odour and other airborne emissions; (e) public health and safety; (f) traffic generation; (g) the use of <i>advertising devices</i>; (h) visual amenity; and (i) overlooking and privacy. 	<p>AO13 No acceptable outcome provided.</p>
<p>PO14 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) <i>advertising devices</i>; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO14 No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
Tourism Development	
<p>PO15 Tourism development is separated from rural activities so that it does not result in:</p> <ul style="list-style-type: none"> (a) adverse impacts on the ongoing operation of existing rural activities or the potential operation of future rural activities; (b) adverse impacts on rural amenity; and (c) inability for a tourism development to operate as intended having regard to the nature of rural activities. <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>AO16 <i>Buildings and structures</i> associated with tourism development are set back a minimum of:</p> <ul style="list-style-type: none"> (a) 50 metres from a public <i>road</i>. (b) 100 metres from the boundary of the site.
<p>PO16 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>AO16No acceptable outcomes provided.</p>
<p>PO17 Development for <i>shop or food and drink outlet</i> is:</p> <ul style="list-style-type: none"> (a) ancillary to a tourism development; (b) low key in scale, nature and employment; (c) of a size that only serves the needs of the associated tourism development; (d) does not generate traffic on roads in the Rural zone that is additional to traffic otherwise generated by the associated tourism development; and (e) does not create impacts on centres or townships through clustering of small-scale <i>business activities</i>. 	<p>AO17 Development for <i>shop or food and drink outlet</i> is:</p> <ul style="list-style-type: none"> (a) ancillary to a tourism development such as a <i>function facility, nature-based tourism, short-term accommodation, tourist park or winery</i> use; and (b) has a <i>gross floor area</i> that is equal to or less than 250 square metres