

6.2.2 Rural Residential Zone Code

6.2.2.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) within the Rural residential zone as identified on the zone maps contained in 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).

6.2.2.2 Purpose

The purpose of the Rural residential zone is to:

- (a) provide for residential development on large lots where all local government infrastructure and services may not be provided, and where the intensity of residential development is generally dispersed;
- (b) ensure rural residential development maintains a residential amenity;
- (c) allow for residents to cater for home business uses that can be undertaken in association with the residents of the allotment;
- (d) ensure that development maintains the safe and efficient operation of the road network; and,
- (e) ensure that development maintains the integrity and water quality of the Murray-Darling Basin Catchment.

6.2.2.3 Overall Outcomes

The overall outcomes sought for the Rural residential zone code are as follows:

- (a) development of large residential lots with limited provision of infrastructure and services is facilitated;
- (b) areas with limited infrastructure and services may not be expanded;
- (c) development within the zone preserves the environmental and topographical features of the land by integrating an appropriate scale of residential activities amongst these features;
- (d) development avoids areas of ecological significance;
- (e) low impact activities such as small-scale eco-tourism and outdoor recreation are encouraged within the zone where the impacts of such uses can be minimised;
- (f) development enhances and responds to the environmental features and topographical features of the land;
- (g) development is designed to incorporate sustainable practices including maximising energy efficiency, effluent disposal, water conservation and transport use;
- (h) natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development. Any unavoidable impacts are minimised through location, design, operation and management requirements;

- (i) there is no net loss or degradation of natural wetlands for the life of the planning scheme;
- (j) development provides a high level of residential amenity especially on allotments less than 10 ha, such as the Timbury Hills Estate;
- (k) home business uses (eg. family-run transport businesses or service industries) may be appropriate in the zone where such uses meet the day-to-day needs of the residential catchment, the energy sector and agricultural sector or have a direct relationship to the land in which it is proposed; and,
- (l) non-resident workforce accommodation is not supported in this zone.

6.2.2.4 Assessment benchmarks

Table 6.2.2.4.1: Benchmarks for accepted development subject to requirements and assessable development

RURAL RESIDENTIAL ZONE CODE	
for all the Rural residential zone:	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
USE, DENSITY AND BUILT FORM	
PO 1 Scale Development is at a scale that protects the amenity of the area.	
PO 2 Location Rural residential living areas are located adjacent to residential living areas. Uses other than Accommodation activities (rural residential) are located so as: <ul style="list-style-type: none"> (a) not to prejudice the consolidation of like non-residential uses in other more appropriate areas; (b) to be co-located with other non-residential uses wherever possible; (c) to be accessible for, and provide a service to, the immediate local population; and (d) to be located on the major road network rather than local residential streets. Note: Non-residential uses are any uses that are not associated with a dwelling use.	
PO 3 Density and site coverage Development provides for an attractive, open and relatively low-density form of urban residential settlement that maintains a high level of residential amenity.	AO 3.1 Site coverage, (not including paths, residential outbuildings and carports) shall not exceed 5% of the premises.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO 4 Setbacks</p> <p>Building setbacks:</p> <ul style="list-style-type: none"> (a) enhance the appearance and character of streets and buildings; (b) are appropriate to the scale of the development and the intended character of the Rural residential zone; (c) provide for adequate daylight for habitable rooms and open space areas on, and adjoining the site; (d) are sufficient to minimise loss of privacy, overshadowing and overlooking of adjoining premises; and (e) provide adequate separation and buffering between residential and non-residential premises. 	<p>AO 4.1</p> <p>Buildings and car parking areas are set back a minimum of 15 m from the primary street frontage, 15 m from any secondary frontage and 5 m from side and rear.</p> <p><i>For development on a corner allotment:</i></p> <p>AO 4.2</p> <p>No structure exceeding 2 m in height is to be built within a 20 m x 20 m truncation at the corner of the two road frontages.</p>
<p>PO 5 Height</p> <p>The height of buildings is compatible with, and complementary to, the character of the rural residential environment and does not unduly reduce privacy on adjoining land.</p>	
<p>PO 6 Separation from incompatible land uses</p> <p>Adequate separation distances are provided between uses in the Rural residential zone (and also uses outside the zone) to ensure:</p> <ul style="list-style-type: none"> (a) the future viability of surrounding uses; (b) infrastructure items are protected from incompatible development; (c) an appropriate standard of amenity and public safety; and (d) conflict arising from incompatible uses is minimised. 	
<p>PO 7 Buffers</p> <p>Adequate buffers are provided to protect rural residential uses from agricultural, transport and industrial activities.</p> <p>Note: A 'Rural residential use' has a level of assessment other than Impact Assessable in the Rural residential zone.</p> <p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape buffers.</p>	
<p>PO 8 Outbuildings</p> <p>Amenity of the rural residential areas is to be maintained, and outbuildings are not used for activities not associated with a rural residential use, or approved home-based business use.</p>	<p>AO 8.1</p> <p>Outbuildings are to be located a minimum of 15 m from the boundary fronting the public road and a minimum of 5 m from any other boundary; and</p> <p>AO 8.2</p> <p>For lots equal to or greater than 10 ha outbuildings for rural residential uses may be up to 8.5 m in height and 300 m² floor area.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>Note: A 'rural residential use' has a level of assessment other than Impact Assessable in the Rural Residential Zone.</p>	<p>AO 8.3 For lots less than 10 ha outbuildings for rural uses may be up to 4.2 m in height and 120 m² floor area.</p> <p>AO 8.4 A maximum of two shipping containers used for permanent private storage is permitted at the premises.</p> <p>AO 8.5 The use of shipping containers for permanent private storage is permitted only in circumstances where the container/s:</p> <ul style="list-style-type: none"> (a) is/are incidental to the primary use of the site and occurs only on a lot where a principal building exists; (b) is/are located behind the principal building and is/are screened from any road frontage and adjoining property through the use of landscaping or other suitable screening structures (ie. lattice); (c) include/s a stormwater discharge system in accordance with the Building Code of Australia and Council requirements to prevent rainwater ponding on the roof or nuisance to adjoining properties; (d) is/are in good repair with no visual rust marks; (e) is/are not used as fencing or screening; (f) is/are not used as an advertising device or as a commercial storage facility; (g) if exceeding one, are not stacked; and (h) is/are not used for human habitation. <p>Note: 'Outbuildings' include any form of shipping container, railway carriage, pre-fabricated building or the like, that is used for the purposes of domestic storage.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
AMENITY	
Advertising signage: refer to the Operational works advertising devices code	
Heritage places: in addition, refer to the Heritage overlay code <i>where mapped in the SPP Cultural heritage mapping or listed in the Cultural heritage and character places policy</i>	
PO 9 Building appearance Buildings are designed to a high aesthetic standard. Service spaces and facilities are designed and sited in an unobtrusive and convenient manner.	AO 9.1 Mechanical equipment and water tanks, material or equipment storage areas, and areas where work takes place are located or screened so as not to be visible from the road or public open space. Note: Mechanical equipment includes air conditioners and other plant equipment. It does not include solar panels for electricity generation or water heating and does not include antennas.
PO 10 Neighbourhood character The design of development recognises and responds to the surrounding area or neighbourhood.	AO 10.1 The development reflects the predominant elements of the surrounding urban area, including the positioning of buildings on their site, and the general form and materials of the surrounding buildings. Note: Where it is proposed that the development will substantially deviate from the predominant surrounding urban fabric, sufficient justification shall be given to explain the deviation. The Cultural heritage and character places policy give guidelines for integrating new development into the existing streetscape and surroundings.
PO 11 Cultural heritage The physical integrity and significance of cultural heritage discovered during development are retained. Note: Cultural heritage refers to indigenous and non-indigenous cultural heritage.	AO 11.1 Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.
LANDSCAPING	
Landscaping: refer to the Operational works landscaping code	
PO 12 Landscaping Landscaping is designed and established in a manner that achieves high-quality frontage and contributes positively to the streetscape character. Landscaping at the site shall: <ol style="list-style-type: none"> contribute positively to the built form and the street; be visually pleasing and create an attractive environment; be located to take account of the direction of the breezes and sun; be located to give privacy and buffering from or for any incompatible uses, be located to avoid interference with electricity lines and other infrastructure; and 	For all uses other than Dwelling house: AO 12.1 Landscaping is to be provided with a minimum width of 1.5 m along the front boundary and 1 m along the side and rear boundaries shared with an accommodation activity; and AO 12.2 A minimum 2 m wide vegetated buffer is provided to any vehicle movement and parking area that adjoins a boundary with an accommodation activity; and AO 12.3 Shade trees are to be planted on the edges of car parks and are to reach a mature height of at least 3 m within 4 years of planting.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
(f) maintain sightlines at intersections for traffic.	<p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape works.</p> <p>Note: Landscape works within, or directly adjacent to a State-controlled road corridor require approval from the Department of Transport and Main Roads in accordance with the <i>Transport Infrastructure Act 1994</i> and the Department of Transport and Main Roads <i>Road Landscape Manual</i></p>
AVOIDING NUISANCE	
PO 13 Operating Hours Uses are operated in a manner that ensures that local amenity is protected.	<p>For Business and Entertainment activities: AO 13.1 Uses are operated between the hours of 7.00 am and 6.00 pm.</p> <p>For Industry activities: AO 13.2 Uses are operated between the hours of 7:00 am and 6:00 pm, Monday to Saturday only, and not including public holidays.</p>
PO 14 Noise emissions Noise emissions from premises do not cause nuisance to adjoining properties or sensitive land uses.	<p>Note: Sensitive land uses are defined in the State Planning Policy.</p>
PO 15 Lighting Lighting is designed to ensure that surrounding areas are protected from poorly directed lighting, undue glare or lighting overspill.	<p>AO 15.1 All lighting does not exceed 8.0 lux at 1.5 m beyond the site boundary.</p>
PO 16 Refuse storage Refuse storage areas are: <ul style="list-style-type: none"> (a) located in convenient and unobtrusive positions; (b) screened from the street and adjoining uses; and (c) capable of being serviced by a waste collector if required to be emptied on site. 	<p>AO 16.1 Refuse storage areas are located behind the front building line and are screened from view from the street and any adjoining residential uses by a 1.8 m high screen fence of maximum transparency of 50%.</p> <p>For developments comprising eight or more Dwelling units, and uses other than Accommodation activities: AO 16.2 Service vehicle access and manoeuvring areas are to be provided on site in accordance with the <i>Capricorn Municipal Development Guidelines</i>, to enable waste collection.</p>
ENGINEERING	
<i>Earthworks: refer to the operational works excavation or filling code</i>	
<i>Infrastructure: refer to the operational works infrastructure code</i>	
Erosion Control	
PO 17 Construction activities Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.	<p>AO 17.1 During construction, soil erosion and sediment are managed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PROVISION OF SERVICES	
PO 18 Electricity supply Premises are provided with a supply of electricity adequate for the activity	AO 18.1 Premises are connected to the reticulated electricity infrastructure. The connection is to be approved by the relevant energy regulatory authority; and/or AO 18.2 Renewable energy systems contribute to the supply and use of electricity to and from the grid.
PO 19 Water supply To ensure the provision of a potable and fire-fighting water supply: <ul style="list-style-type: none"> (a) premises are provided with a supply and volume of water adequate for the activity; and (b) access is maintained to the supply for fire-fighting purposes; and (c) access to reticulated water infrastructure is to be maintained for maintenance and replacement purposes. 	AO 19.1 Premises are connected to Council's reticulated water system; or, AO 19.2 Premises have an approved water allocation as provided by the relevant agency and, in addition to the requirements under the ' <i>Queensland Development Code MP 4.2</i> ': <ul style="list-style-type: none"> (a) dwellings have a minimum water supply of 45,000 litres provided by a rainwater tank connected to the premises; or (b) dwellings have a minimum water supply of 22,500 litres provided by a rainwater tank connected to the premises and an alternative source of fire-fighting water is available as a permanent body of water (such as a swimming pool or dam located on the site and within the proximity of the dwelling). AO 19.3 No buildings are constructed over water supply infrastructure including trunk mains and manholes. AO 19.4 A clear level area of a minimum of 2.5 m radius is to be maintained around existing water supply infrastructure including trunk mains and manholes for maintenance and upgrade purposes.
PO 20 Effluent disposal To ensure that public health and environmental values are preserved: <ul style="list-style-type: none"> (a) all premises provide for the effective treatment and disposal of effluent and other wastewater; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes. 	AO 20.1 Premises are connected to Council's reticulated sewerage system; or, AO 20.2 Premises have on-site effluent disposal systems designed in accordance with <i>AS/NZS 1547:2012</i> . AO 20.3 No buildings are constructed over sewerage disposal infrastructure including trunk mains and manholes.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>AO 20.4</p> <p>A clear level area of a minimum of 2.5 m radius is to be maintained around existing sewerage disposal infrastructure including trunk mains and manholes for maintenance and upgrade purposes.</p>
STORMWATER AND DRAINAGE	
<p>PO 21 Stormwater and inter-allotment drainage</p> <p>Stormwater is collected and discharged to:</p> <ul style="list-style-type: none"> (a) protect the stability of buildings and the use of adjacent land; (b) prevent water-logging of nearby land; (c) protect and maintain environmental values; and (d) maintain access to reticulated infrastructure for maintenance and replacement purposes 	<p>AO 21.1</p> <p>Stormwater and inter-allotment drainage is collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>Note: Refer to <i>Queensland Development Code</i> (QDC) MP 1.4 – Building over or near relevant infrastructure.</p>
ROADS AND RAIL	
<p>Infrastructure: refer to the Infrastructure overlay code</p> <p>for development in the proximity of, or potentially affecting state infrastructure.</p>	
<p>PO 22 Protection of State-controlled roads</p> <p>Development adjacent to State-controlled roads is located to ensure safe and efficient use of the highway, and maintain and enhance the integrity of the highway as a link between centres.</p>	<p>AO 22.1</p> <p>No direct access to State-controlled roads is permitted except at existing intersections.</p>
<p>PO 23 Roads</p> <p>A sealed road is provided between the premises and the existing sealed road network.</p>	<p>AO 23.1</p> <p>Roads are designed to a minimum standard of 7 m seal. Roads to a higher standard are constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 23.2</p> <p>Premises have approved access to the existing road network.</p>
ACCESS, PARKING AND MANOEUVRING	
<p>PO 24 Vehicle access</p> <p>Vehicle access to a road is provided to a standard appropriate for the activity.</p>	<p>AO 24.1</p> <p>Access roads are to be all-weather and connect to the existing road network via a crossover designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>AO 24.2</p> <p>Access is to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p> <p>Note: An 'all-weather' road is a road that remains accessible during all normal weather events but can exclude continued functioning during natural hazard events (such as fire and flood).</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PO 25 Parking and manoeuvring Vehicle parking and service vehicle provision is adequate for the activity and ensures both safety and functionality for motorists and pedestrians.	AO 25.1 All uses provide vehicle parking in accordance with Schedule 7, Parking Standards. AO 25.2 All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890. AO 25.3 All vehicle parking, access and manoeuvring areas have a serviceable, all-weather surface. AO 25.4 All vehicles drive forward when entering and exiting the site.
ENVIRONMENTAL	
<i>Biodiversity - in addition, refer to the Biodiversity areas overlay code where mapped in the SPP mapping as MSES.</i>	
PO 26 Air emissions Air emissions including odour from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.	Note: Sensitive land uses are defined in the State Planning Policy.
PO 27 Energy use Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.	AO 27.1 Passive solar design principles are adopted in buildings in order to maximise energy efficiency. AO 27.2 Building design and orientation provide opportunities for the incorporation of alternative energy technologies
PO 28 Vegetation retention Development retains vegetation not mapped as MSES for the: (a) purposes of scenic quality; (b) protection of water quality; (c) protection of watercourses; (d) protection of general habitat; (e) protection of soil quality and the minimisation of soil erosion; and (f) establishment of open space corridors and networks.	Note: MSES areas are mapped on the SPP Interactive Mapping System (Plan Making).
PO 29 Pests Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	AO 29.1 Development avoids the introduction of non-native pest species. AO 29.2 The threat of existing pest species is controlled by adopting pest management practices that provide for long-term ecological integrity.
PO 30 Watercourse buffers	AO 30.1 A minimum 10 m wide vegetated buffer area is provided extending from the high bank of

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	any watercourse. Buffer areas include a cover of vegetation, including grasses.
PO 31 Watercourse integrity Bank stability, channel integrity and in-stream habitat is protected from degradation and maintained or improved at a standard commensurate with pre-development environmental conditions. Development ensures that the natural surface water and groundwater hydrologic regimes of watercourses and associated buffers are maintained to the greatest extent possible.	AO 31.1 No direct interference or modification of watercourse channels, banks or riparian and in-stream habitat occurs. AO 31.2 Existing natural flows of surface and groundwater are not altered through channelisation, redirection or the interruption of flows.
PO 32 Water quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for: <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use or industrial use; and (e) minimises nuisance or harm to adjoining landowners. 	AO 32.1 Stormwater systems are to be designed and constructed in accordance with <i>The Capricorn Municipal Development Guidelines</i> .
PO 34 Sloping land Development is undertaken to ensure: <ul style="list-style-type: none"> (a) vulnerability to landslip erosion and land degradation is minimised; and (b) that the safety of persons and property is not compromised. 	AO 34.1 Development is not undertaken on slopes greater than 15%.
SAFETY AND RESILIENCE TO HAZARDS	
<i>Airport environs - refer to the Airport and aviation facilities overlay code where areas are mapped in the SPP mapping as within an area of interest of an airport.</i>	
<i>Bushfire – refer to the Bushfire hazard areas overlay code where mapped in the SPP mapping as medium bushfire hazard or above.</i>	
<i>Flooding: refer to the Flood hazard overlay code where areas are mapped as within a defined flood area.</i>	
ACCOMMODATION ACTIVITIES - ADDITIONAL REQUIREMENTS	
Note: Accommodation activities (Dual occupancy, Dwelling house, Community residence, Home-based business, Relocatable home park, Residential care facility, Retirement facility, Tourist park) are either code assessable or accepted development subject to requirements in the rural residential zone.	
<i>For home-based business - see also the Home-based business code.</i>	
<i>For accommodation activities - see also the Accommodation activities code.</i>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
BUSINESS ACTIVITIES - ADDITIONAL REQUIREMENTS Note: Business activities (Sales office, Veterinary services) are either code assessable or accepted development in the Rural residential zone.	
PO 35 Business activities (rural) - density, site coverage and location Development must be located where there is convenient access, and where there is sufficient area for the activity.	For the use 'Veterinary Services' AO 35.1 The site has an area of at least 4 hectares.
PO 36 Business activities (rural) - amenity Adequate separation of business activities and residential activities is achieved.	AO 36.1 Business activities adjoining land used or proposed to be used for residential purposes is to be fenced along the common boundaries. Where the business activity is on lots equal to, or greater than the minimum lot size, the fence may be terminated 50 m along the boundary after the outer limit of the use. The constructed fence is to consist of a solid structure with maximum transparency of 25% and to a height of 2 m.
PO 37 Business activities (rural) - landscaping Landscaping is designed and established in a manner that achieves high-quality frontage and contributes positively to the rural character.	
CENTRE ACTIVITIES - additional requirements Note: All centre activities are impact assessable in the Rural residential zone.	
COMMUNITY ACTIVITIES - ADDITIONAL REQUIREMENTS Note: All community activities are impact assessable in the Rural residential zone.	
ENTERTAINMENT ACTIVITIES - additional requirements (Tourist attraction) Note: Entertainment activities are either code assessable or accepted development subject to requirements in the Rural residential zone.	
INDUSTRY ACTIVITIES - additional requirements Note: All Industry activities are impact assessable in the Rural residential zone.	
RECREATION ACTIVITIES - additional requirements Note: Recreation activities (Park) are accepted development in the Rural residential zone.	
RURAL ACTIVITIES - additional requirements Note: Rural activities (Animal keeping, Roadside stall, Winery) are code assessable in the Rural residential zone.	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<i>For Rural activities - see also the Rural activities use code.</i>	
<i>OTHER ACTIVITIES - additional requirements</i> Note: Other activities (Roads, Telecommunications Facility, Utility installation) are either code assessable or accepted development subject to requirements in the Rural residential zone.	
PO 38 Telecommunications facility - location Development must be located where there is convenient access.	AO 38.1 The site is accessed by an all-weather road.
PO 39 Telecommunications facility - visual impact Development is visually integrated with its landscape or townscape so as to not be visually dominant or unduly visually obtrusive.	
PO 40 Utility installation Local <i>Utility installations</i> are positioned unobtrusively, and do not have an undue adverse impact on their surrounds.	AO 40.1 <i>Utility installations</i> have a maximum total use area of 100 m ² .