

5.5.17 Rural Zone

Editor's Note - See Table 5.5.17.2 for Rural Escarpment Protection Precinct and Table 5.5.17.3 for Tamborine Mountain Rural Precinct levels of assessment.

Table 5.5.17.1 - Rural Zone - (Where no precinct applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All uses	Accepted	
	If a <i>local utility</i>	Not applicable
Agricultural supplies store	Code assessment	
	If: (1) not exceeding 750m ² GFA; and (2) obtaining access from a <i>higher order road</i> .	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Animal Husbandry	Accepted	
		Not applicable
Animal keeping	Accepted subject to requirements	
	If involving; (1) a cattery; (a) not exceeding 20 cats; and (b) not involving the boarding of cats; or (2) an aviary; or (3) a stable; or (4) outdoor horse training tracks and arenas limited to domestic use.	Animal Keeping Code
	Code assessment	
	If; (1) not Accepted subject to requirements; and (2) a cattery; or (3) a kennel of up to 5 dogs on land exceeding 2ha; or (4) a kennel of up to 10 dogs on land exceeding 4ha; or (5) animal keeping other than a kennel specified in (3) and (4) above.	Animal Keeping Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Aquaculture	Accepted	
	If <i>minor aquaculture</i>	Not applicable
	Code assessment	
	If not Accepted	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code
Bulk landscape	Code assessment	

supplies	If; (1) involving a <i>development footprint</i> not exceeding 1ha; and (2) on a site exceeding 10ha; and (3) obtaining access from a <i>higher order road</i> .	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Community residence	Accepted	
		Not applicable
Cropping	Accepted	
		Not applicable
Dual occupancy	Accepted subject to requirements	
	If; (1) on a lot 8000m ² or greater; and (2) obtaining access from a <i>constructed road</i> .	Rural Zone Code Dual Occupancy Code
	Code Assessment	
	If on a lot 4000m ² or greater	Rural Zone Code Dual Occupancy Code
Dwelling house	Accepted subject to requirements	
	If obtaining access from a <i>constructed road</i>	Dwelling House Code
	Code assessment	
	If not Accepted subject to requirements	Dwelling House Code
Emergency services	Code assessment	
		Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code
Environment facility	Code assessment	
		Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code Tourism Uses Code
Extractive industry	Code assessment	
	If; (1) extracting less than 5,000 tonnes of quarry material per annum; or (2) involving <i>groundwater extraction</i> .	Rural Zone Code Earthworks, Construction and Water Quality Code Extractive Industries Code General Development Provisions Code Landscaping Code Parking and Access Code
Food and drink outlet	Code assessment	

	If; (1) not exceeding 200m ² GFA; and (2) not involving a drive-through facility.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Garden centre	Accepted	
	If; (1) not exceeding a 50m ² TUA ; and (2) operating in conjunction with an existing lawful Wholesale nursery or Intensive horticulture; and (3) obtaining access from a <i>sealed road</i> .	Not applicable
	Impact assessment	
	If not Accepted	The Planning Scheme
Home based business	Accepted subject to requirements	
		Home Based Business Code
Intensive animal industry	Accepted subject to requirements	
	If; (1) not exceeding the animal numbers in Column 1 of Table 9.3.9.3.2 'Standards for Accepted subject to requirements Intensive animal industry'; and (2) on a site not less than the minimum area in Column 2 of Table 9.3.9.3.2 'Standards for Accepted subject to requirements Intensive animal industry' <i>Editor's Note - Refer to the Intensive Animal Industry Code for details the numbers and specifications of animals that may be kept as Accepted subject to requirements development</i>	Intensive Animal Industry Code
	Code assessment	
	If not Self or Impact assessable	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Intensive Animal Industry Code Landscaping Code Parking and Access Code
	Impact assessment	
	If involving an <i>Environmentally Relevant Activity</i>	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Intensive Animal Industry Code Landscaping Code Parking and Access Code
Intensive horticulture	Accepted subject to requirements	

	If; (1) not exceeding 5,000m ² GFA; and (2) on a site greater than 5ha; and (3) not involving mushroom farming.	Intensive Horticulture and Wholesale Nursery Code
	Code assessment	
	If not Accepted subject to requirements	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Intensive Horticulture and Wholesale Nursery Code Landscaping Code Parking and Access Code
Low impact industry	Code assessment	
	If on a site greater than 4ha in area <i>Editor's Note - The Category of Assessment for urban activities in the Regional Landscape and Rural Production Area prevails over the Category of Assessment identified in the planning scheme.</i>	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Major electricity infrastructure	Accepted	
	Where proposed as underground infrastructure	Not applicable
	Code assessment	
	Where not Accepted.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code
Market	Accepted subject to requirements	
	If; (1) not exceeding 2 markets in a calendar month; and (2) access is obtained from a <i>sealed road</i> .	Market Code
	Code assessment	
	If not Accepted subject to requirements	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Market Code Parking and Access Code
Medium impact industry	Code assessment	
	If involving concrete batching where operating in association with a lawful Extractive industry being a quarry. <i>Editor's Note - The Category of Assessment for urban activities in the Regional Landscape and Rural Production Area prevails over the Category of Assessment identified in the planning scheme.</i>	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code

Nature-based tourism	Accepted subject to requirements	
	If; (1) on a site greater than 2 ha and not exceeding a total of 2 <i>tourist accommodation sites</i> ; and (2) obtaining access from a <i>constructed road</i> .	Rural Zone Code Parking and Access Code Tourism Uses Code
	Code assessment	
	If not Accepted subject to requirements and; (1) not exceeding a total of 6 <i>tourist accommodation sites</i> ; or (2) a tourist activity not exceeding 500m ² TUA.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourism Uses Code
Outdoor sales	Code assessment	
	If involving a <i>livestock saleyard</i>	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Outdoor sport and recreation	Code assessment	
	If; (1) not exceeding 1000m ² GFA; and (2) not involving a rifle or shooting range.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Park	Accepted	
		Not applicable
Permanent plantation	Accepted	
		Not applicable
Place of worship	Code assessment	
	If: (1) involving an extension to an existing <i>Place of worship</i> ; and (2) the extension does not exceed 200m ² GFA.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Renewable energy facility	Code assessment	
		Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code
Roadside stall	Accepted subject to requirements	
	If not exceeding 9m ² in total sales area	Roadside Stall Code

	Code assessment	
	If not Accepted subject to requirements	Roadside Stall Code
Rural industry	Accepted subject to requirements	
	If not exceeding 200m ² GFA.	Rural Zone Code Parking and Access Code
	Code assessment	
	If, (1) not Accepted subject to requirements; and (2) not exceeding 500m ² GFA.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Rural workers' accommodation	Code assessment	
		Medium Density Residential Uses Code
Short-term accommodation	Accepted	
	If involving a <i>holiday home</i>	Not applicable
	Accepted subject to requirements	
	If; (1) on a site greater than 2 ha; and (2) not exceeding 2 cabins.	Rural Zone Code Parking and Access Code Tourism Uses Code
	Code assessment	
	If not exceeding 6 cabins	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourism Uses Code
Substation	Accepted	
		Not applicable
Telecommunications facility	Code assessment	
		Earthworks, Construction and Water Quality Code General Development Provisions Code Telecommunications Facility Code
Tourist attraction	Code assessment	
	If not exceeding 500m ² GFA.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourism Uses Code
Tourist park	Accepted subject to requirements	

	If; (1) not more than 5 <i>tourist accommodation sites</i> ; and (2) on a site greater than 20 ha.	Rural Zone Code Parking and Access Code Tourist Park Code
	Code assessment	
	If not exceeding 25 <i>tourist accommodation sites</i>	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourist Park Code
Transport depot	Accepted	
	If; (1) not more than 4 <i>heavy vehicles</i> ; and (2) on a site greater than 2 ha.	Not applicable
	Code assessment	
	If; (1) not Accepted development; and (2) not more than 15 <i>heavy vehicles</i> ; and (3) on a site greater than 10ha.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Utility installation	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Code assessment	
	If involving <i>groundwater extraction</i> for the supply of water for domestic purposes	Rural Zone Code General Development Provisions Code Landscaping Code Parking and Access Code
	Impact assessment	
	If not Accepted or Code Assessment	The Planning Scheme
Veterinary service	Code assessment	
		Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Wholesale nursery	Accepted subject to requirements	
	If; (1) on a site greater than 5ha; and (2) involving a <i>development footprint</i> not exceeding 5,000m ² .	Rural Zone Code Intensive Horticulture and Wholesale Nursery Code Parking and Access Code
	Code assessment	

	If not Accepted subject to requirements	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Intensive Horticulture and Wholesale Nursery Code Landscaping Code Parking and Access Code
Winery	Code assessment	
		Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Impact assessment		
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

Editor's notes

- (1) *The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and*
- (2) *Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.*

Table 5.5.17.2 - Rural Zone - Rural Escarpment Protection Precinct

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All uses	Accepted	
	If a local utility	Not applicable
Animal husbandry	Accepted	
		Not applicable
Animal Keeping	Accepted subject to requirements	
	If involving; (1) a cattery; (a) not exceeding 20 cats; and (b) not involving the boarding of cats; or (2) an aviary; or (3) a stable.	Animal Keeping Code
	Code assessment	
	If not Accepted subject to requirements and involving: (1) a cattery not involving boarding; or (2) other animal keeping not being a kennel.	Animal Keeping Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Aquaculture	Code assessment	
	If <i>minor aquaculture</i>	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code
Community residence	Accepted	
		Not applicable
Cropping	Code assessment	
		Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code
Dwelling house	Accepted subject to requirements	
	If obtaining access from a <i>constructed road</i>	Dwelling House Code
	Code assessment	
	If not Accepted subject to requirements	Dwelling House Code
Environment facility	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not exceeding 200m ² TUA	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code Tourism Uses Code
Food and drink outlet	Code assessment	
	If; (1) not exceeding 200m ² GFA; and (2) not involving a drive through facility.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Home based business	Accepted subject to requirements	
		Home Based Business Code
Intensive animal industry	Code assessment	
	If; (1) involving poultry and less than 1000 birds; and (2) on a site not less than the minimum area in Column 2 of Table 9.3.9.3.2 'Standards for Accepted subject to requirements Intensive animal industry'. <i>Editor's Note - Refer to the Intensive Animal Industry Code for details the numbers and specifications of animals that may be kept as Accepted subject to requirements development</i>	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code Intensive Animal Industry Code
Nature-based tourism	Code assessment	
	If; (1) on a site greater than 2 ha and not exceeding a total of 4 <i>tourist accommodation sites</i> ; or (2) a tourist activity not exceeding 200m ² TUA.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourism Uses Code
Park	Accepted	
		Not applicable
Permanent plantation	Code assessment	
		Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code
Roadside stall	Accepted subject to requirements	
	If not exceeding 9 m ² in total sales area	Roadside Stall Code
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not Accepted subject to requirements	Roadside Stall Code
Short-term accommodation	Accepted	
	If involving a <i>holiday home</i>	Not applicable
Substation	Accepted	
		Not applicable
Telecommunications facility	Code Assessment	
		Earthworks, Construction and Water Quality Code General Development Provisions Code Telecommunications Facility Code
Utility installation	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact Assessment	
	If not Accepted	The Planning Scheme
Impact assessment		
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

Editor's notes

- (1) *The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and*
- (2) *Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.*

Table 5.5.17.3 - Rural Zone - Tamborine Mountain Rural Precinct

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All uses	Accepted	
	If a <i>local utility</i>	Not applicable
Animal Husbandry	Accepted	
		Not applicable
Animal keeping	Accepted subject to requirements	
	If involving; (1) a cattery; (a) not exceeding 20 cats; and (b) not involving the boarding of cats; or (2) an aviary; or (3) a stable; or (4) outdoor horse training tracks and arenas limited to domestic use.	Animal Keeping Code
	Code assessment	
	If; (1) not Accepted subject to requirements; and (2) a cattery; or (3) a kennel of up to 5 dogs on land exceeding 2ha; or (4) a kennel of up to 10 dogs on land exceeding 4ha; or (5) animal keeping other than a kennel not specified in (3) and (4) above.	Animal Keeping Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Aquaculture	Accepted	
	If <i>minor aquaculture</i>	Not applicable
	Code assessment	
	If not Accepted	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code
Club	Code assessment	
	If; (1) located in an <i>existing commercial building</i> not exceeding 200m ² GFA; and (2) not involving a liquor licence; and (3) obtaining access from a <i>higher order road</i> .	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Community residence	Accepted	
		Not applicable
Cropping	Accepted	
		Not applicable

Dwelling house	Accepted subject to requirements	
	If obtaining access from a <i>constructed road</i>	Dwelling House Code
	Code assessment	
	If not Accepted subject to requirements	Dwelling House Code
Emergency services	Code assessment	
		Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code
Environment facility	Code assessment	
		Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code Tourism Uses Code
Food and drink outlet	Code assessment	
	If; (1) not exceeding 200m ² GFA; and (2) not involving a drive-through facility.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Garden centre	Accepted	
	If; (1) not exceeding 50m ² TUA; and (2) operating in conjunction with an existing lawful Wholesale nursery or Intensive horticulture; and (3) obtaining access from a <i>sealed road</i> .	Not applicable
	Impact assessment	
	If not Accepted	The Planning Scheme
Home based business	Accepted subject to requirements	
		Home Based Business Code
Intensive animal	Accepted subject to requirements	

industry	<p>If: (1) involving poultry and less than 1000 birds; and (2) on a site not less than the minimum area in Column 2 of Table 9.3.9.3.2 'Standards for Accepted subject to requirements Intensive animal industry'.</p> <p><i>Editor's Note - Refer to the Intensive Animal Industry Code for details the numbers and specifications of animals that may be kept as Accepted subject to requirements development</i></p>	Intensive Animal Industry Code
Intensive horticulture	Accepted subject to requirements	
	<p>If; (1) not exceeding 5,000m² GFA; and (2) on a site greater than 5ha; and (3) not involving mushroom farming.</p>	Intensive Horticulture and Wholesale Nursery Code
	Code assessment	
	<p>If: (1) not Accepted subject to requirements; and (2) not involving mushroom farming.</p>	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Intensive Horticulture and Wholesale Nursery Code Landscaping Code Parking and Access Code
Major electricity infrastructure	Accepted	
	Where proposed as underground infrastructure	Not applicable
Market	Accepted subject to requirements	
	<p>If; (1) not exceeding 2 markets in a calendar month; and (2) access is obtained from a <i>sealed road</i>.</p>	Market Code
	Code assessment	
	If not Accepted subject to requirements	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Market Code Parking and Access Code
Nature-based tourism	Accepted subject to requirements	
	<p>If; (1) on a site greater than 2 ha and not exceeding a total of 2 <i>tourist accommodation sites</i>; and (2) obtaining access from a <i>constructed road</i>.</p>	Rural Zone Code General Development Provisions Code Parking and Access Code Tourism Uses Code

	Code assessment	
	If not Accepted subject to requirements and; (1) not exceeding a total of 6 <i>tourist accommodation sites</i> ; or (2) a tourist activity not exceeding 200m ² TUA.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourism Uses Code
Outdoor sport and recreation	Code assessment	
	If; (1) on a site greater than 4ha; and (2) not exceeding 200m ² TUA; and (3) not involving a rifle or shooting range.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Park	Accepted	
		Not applicable
Permanent plantation	Accepted	
		Not applicable
Roadside stall	Accepted subject to requirements	
	If not exceeding 9m ² in total sales area	Roadside Stall Code
	Code assessment	
	If not Accepted subject to requirements	Roadside Stall Code
Rural industry	Code assessment	
	If not exceeding 200m ² GFA	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Short-term accommodation	Accepted	
	If involving a <i>holiday home</i> .	Not applicable
	Accepted subject to requirements	
	If; (1) on a site greater than 2 ha; and (2) not exceeding 2 cabins.	Rural Zone Code Parking and Access Code Tourism Uses Code
	Code assessment	
	If; (1) not Accepted subject to requirements; and (2) not exceeding 6 cabins.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourism Uses Code
Substation	Accepted	
		Not applicable

Telecommunications facility	Code assessment	
		Earthworks, Construction and Water Quality Code General Development Provisions Code Telecommunications Facility Code
Tourist attraction	Code assessment	
	If not exceeding 200m ² TUA.	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourism Uses Code
Tourist park	Code assessment	
	If not exceeding 6 <i>tourist accommodation sites</i>	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Tourist Park Code
Transport Depot	Accepted	
	If not exceeding 2 <i>heavy vehicles</i>	Not applicable
Utility installation	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact assessment	
	If not Accepted	The Planning Scheme
Veterinary service	Code assessment	
		Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Wholesale nursery	Accepted subject to requirements	
	If; (1) on a site greater than 5ha; and (2) involving a <i>development footprint</i> not exceeding 5,000m ² .	Rural Zone Code Intensive Horticulture and Wholesale Nursery Code Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Intensive Horticulture and Wholesale Nursery Code Landscaping Code Parking and Access Code

Winery	Code assessment	
		Rural Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Impact assessment		
Any other use not listed in the table	The Planning Scheme	
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

Editor's notes

- (1) *The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and*
- (2) *Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.*