

6.2.17 Rural Zone Code



6.2.17.1 Application

This code applies to development:

- (1) within the Rural Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Rural Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.17.2 Purpose and Overall Outcomes

(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 purpose of the **Rural Zone Code (Where no precinct applies)** will be achieved through the following overall outcomes:

(a) **Development** facilitates:

- (i) a wide range of rural uses, rural living and complementary non-rural uses that protect or enhance;
 - (A) the use of the land for agricultural production; and
 - (B) the rural character, natural landscape and environmental values of the zone.

(b) **Land uses**:

- (i) include a mix of *rural activities* including *Aquaculture, Animal husbandry, Animal keeping, Cropping, Permanent plantation, Roadside stall, Rural industry* and *Wholesale nursery*;
- (ii) include *Intensive animal industry* and *Intensive horticulture* where:
 - (A) located, designed and managed to avoid adverse impacts on the amenity and landscape character of the locality; and
 - (B) appropriately serviced by necessary road infrastructure.
- (iii) include *Dwelling houses, Dual occupancies, Home based businesses* and *Rural workers' accommodation* to support rural activities or provide rural living opportunities;
- (iv) include *tourism activities* and *recreation activities* of a scale, nature and intensity that complements and protects the rural and natural landscape setting;

- (v) where involving a use other than a *rural activity* or *residential activity*:
 - (A) maintain the capacity of the land for agricultural production;
 - (B) are complementary and remain ancillary to the agricultural resource base;
- (vi) facilitate diversification or value-adding opportunities that support or increase agricultural production and the ongoing operation of *rural activities*;
- (vii) protect or enhance the rural and natural landscape character of the zone;
- (viii) minimise the potential for land use conflict with surrounding rural land;
- (ix) protect the rural amenity expected in the zone;
- (x) are appropriately serviced by necessary road infrastructure;
- (xi) are limited to:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.17.2.1 - Consistent Uses and Potentially Consistent Uses in the Rural Zone (Where no precinct applies)**; or
 - (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.17.2.1 - Consistent Uses and Potentially Consistent Uses in the Rural Zone (Where no precinct applies)** only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.
- (xii) where not listed in **Table 6.2.17.2.1- Consistent Uses and Potentially Consistent Uses in the Rural Zone (Where no precinct applies)** are inconsistent uses and are not intended to occur in the zone.

(c) Character consists of:

- (i) rural and natural landscapes characterised by large expanses of productive agricultural land, hinterland areas, forested mountains, hills and valley settings and waterways and dams in a varying natural landscape from the upper reaches to the low-lying areas of their catchments;
- (ii) rural buildings and infrastructure, with the visibility of large-scale buildings and structures associated with *Rural industry*, *Intensive animal industries* and *Intensive horticulture* minimised through siting or the provision of screen landscaping;
- (iii) rural living opportunities that experience a level of amenity typical of a traditional rural environment; and
- (iv) limited non-rural activities that complement the rural and natural landscape setting of the zone.

(d) Built form:

- (i) where involving large-scale buildings or structures associated with *Rural industry*, *Intensive animal industries* or *Intensive horticulture*, are sited or provided with screen landscaping to minimise their bulk and visibility from roads, public places or *sensitive land uses*; and
- (ii) where involving non-rural activities:
 - (A) is small scale, low-rise and set back from property boundaries to protect the potential for or ongoing operation of agricultural production on adjacent land, maintain the low density character of the zone and to afford privacy to *residential activities*; and
 - (B) is located and designed to complement the rural and natural landscape setting of the zone.

(e) Lot design:

- (i) facilitates agricultural production, and minimises the loss and fragmentation of land for agricultural production; and
- (ii) complies with the standards in **Table 9.4.6.3.2 - Minimum Lot Size and Design**.

Table 6.2.17.2.1—Consistent Uses and Potentially Consistent Uses in the Rural Zone (Where no precinct applies)

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Commercial Activities	
<p><i>Agricultural supplies store</i> (not exceeding 750m² GFA and obtaining access from a <i>higher order road</i>)</p> <p><i>Food and drink outlet</i> (not exceeding 200m² GFA and not involving a drive through)</p> <p><i>Garden centre</i> (not exceeding a 50m² TUA, operating in association with a <i>Wholesale nursery</i> or <i>Intensive horticulture</i> and obtaining access from a sealed road)</p> <p><i>Market</i></p> <p><i>Outdoor sales</i> (where involving a <i>livestock saleyard</i>)</p> <p><i>Veterinary service</i></p>	<p><i>Function facility</i></p> <p><i>Garden centre*</i></p>
Community Service Activities	
<p><i>Emergency services</i></p> <p><i>Place of worship</i> (where involving an extension to an existing <i>Place of worship</i> and the extension does not exceed 200m² GFA)</p>	<p><i>Cemetery</i></p> <p><i>Club</i> (where access is obtained from a <i>higher order road</i>)</p> <p><i>Community use</i></p> <p><i>Educational establishment</i></p> <p><i>Outstation</i></p> <p><i>Place of worship*</i></p>
Industrial Activities	
<p><i>Bulk landscape supplies</i> (where the <i>development footprint</i> does not exceed 1ha, on a site greater than 10ha and access is obtained from a <i>higher order road</i>)</p> <p><i>Low impact industry</i> (if on a site greater than 4ha in area)</p> <p><i>Medium impact industry</i> (where concrete batching associated with an <i>Extractive industry</i> (quarry))</p> <p><i>Transport depot</i> (not exceeding 15 <i>heavy vehicles</i> and on a site greater than 10ha)</p> <p><i>Winery</i></p>	<p><i>Bulk landscape supplies*</i></p> <p><i>Crematorium</i></p> <p><i>Low impact industry*</i></p> <p><i>Transport depot*</i></p>
Infrastructure Activities	
<p><i>Major electricity infrastructure</i></p> <p><i>Renewable energy facility</i></p> <p><i>Substation</i></p> <p><i>Telecommunications facility</i></p> <p><i>Utility installation</i> (where involving <i>minor utility installation</i> or groundwater extraction)</p>	<p><i>Air service</i></p> <p><i>Utility Installation*</i></p>
Recreational Activities	
<p><i>Outdoor sport and recreation</i> (not exceeding 1000m² GFA and not involving a rifle or shooting range)</p> <p><i>Park</i></p>	<p><i>Indoor sport and recreation</i></p> <p><i>Major sport, recreation and entertainment facility</i></p> <p><i>Motor sport facility</i></p> <p><i>Outdoor sport and recreation*</i></p>
Residential Activities	
<p><i>Community residence</i></p> <p><i>Dual occupancy</i> (on a lot 4,000m² or greater)</p> <p><i>Dwelling house</i></p>	<p><i>Dual occupancy*</i></p> <p><i>Non-residence workforce accommodation</i></p>

<i>Home based business</i> <i>Rural workers' accommodation</i>	
Rural Activities	
<i>Animal husbandry</i> <i>Animal keeping</i> (where low impact or involving a small kennel) <i>Aquaculture</i> <i>Cropping</i> <i>Extractive industry</i> (if extracting less than 5,000 tonnes of quarry material per annum or if involving <i>groundwater extraction</i>) <i>Intensive animal industry</i> # <i>Intensive horticulture</i> <i>Permanent plantation</i> <i>Roadside stall</i> <i>Rural industry</i> (not exceeding 500m ² GFA) <i>Wholesale nursery</i>	<i>Animal keeping</i> * <i>Extractive industry</i> * <i>Intensive animal industry</i> (where involving an ERA) <i>Rural industry</i> *
Tourism Activities	
<i>Environment facility</i> <i>Nature-based tourism</i> (not exceeding 6 <i>tourist accommodation sites</i> or a tourist activity not exceeding 200m ² GFA) <i>Short-term accommodation</i> (where involving a <i>holiday home</i> or not exceeding 6 cabins) <i>Tourist attraction</i> (not exceeding 200m ² GFA) <i>Tourist park</i> (not exceeding 25 <i>tourist accommodation sites</i>)	<i>Nature-based tourism</i> * <i>Short term accommodation</i> * (excluding a Motel, Backpackers, Serviced apartments and Accommodation hotel) <i>Tourist attraction</i> * <i>Tourist park</i> *

other than as specified in column 2

* other than as specified in column 1

(3) The purpose of the **Rural Zone Code - Rural Escarpment Protection Precinct** will be achieved through the following overall outcomes:

(a) **Development:**

- (i) facilitates very low intensity activities that protect the regionally significant natural landscape and environmental values of the precinct.

(b) **Land Uses:**

- (i) include *Dwelling houses*, *Home based businesses* and *Dual occupancies* and low impact *rural activities* including *Animal husbandry*, *Animal keeping*, *Aquaculture*, *Cropping*, *Permanent plantation* and *Roadside stall*;
- (ii) include small scale *tourism activities* that involve a *holiday home* or have a focus on the conservation, interpretation or appreciation of areas of natural landscape and environmental value;
- (iii) include small scale *Food and drink outlets* without drive-through facilities;
- (iv) where involving a use other than a low-impact *rural activity* or *low density residential activity*:
- (A) protect or enhance the natural landscape values of the precinct;
- (B) maintain or enhance vegetation cover;
- (C) are small scale and of a very low intensity; and
- (D) do not detract from the amenity and privacy of adjoining premises.
- (v) do not include *Extractive industry* including for *groundwater extraction*;
- (vi) are limited to:
- (A) the uses listed as a consistent use in column 1 of **Table 6.2.17.2.2 - Consistent Uses and Potentially Consistent Uses in the Rural Zone - Rural Escarpment Protection Precinct**; or
- (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.17.2.2 - Consistent Uses and Potentially Consistent Uses in the Rural Zone - Rural**

Escarpment Protection Precinct where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

- (vii) where not listed in **Table 6.2.17.2.2 - Consistent Uses and Potentially Consistent Uses in the Rural Zone - Rural Escarpment Protection Precinct** are inconsistent uses and are not intended to occur in the zone.

(c) **Character consists of:**

- (i) land in a predominantly natural state where the regionally significant natural landscape value of the precinct is protected;
- (ii) low rise and very low intensity development that protects and complements the natural landscape value of the precinct and maintains existing vegetation cover.

(d) **Built form:**

- (i) is located and designed to complement and protect the natural landscape setting of the precinct;
- (ii) does not exceed the predominant height of the vegetation canopy; and
- (iii) is small scale, low-rise and setback from property boundaries to maintain the low density character of the zone and maintain the amenity and privacy to adjoining premises.

(e) **Lot design:**

- (i) protects the regionally significant natural landscape and environmental values of the precinct; and
- (ii) complies with the standards in **Table 9.4.6.3.2 - Minimum Lot Size and Design**.

Table 6.2.17.2.2—Consistent Uses and Potentially Consistent Uses in the Rural Zone - Rural Escarpment Protection Precinct

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Commercial Activities	
<i>Food and drink outlet (where not exceeding 200m² GFA and not involving a drive through facility)</i>	
Infrastructure Activities	
<i>Substation Telecommunications facility Utility installation (where involving a minor utility installation)</i>	
Recreational Activities	
<i>Park</i>	
Residential Activities	
<i>Community residence Dwelling house Home based business</i>	<i>Dual occupancy</i>
Rural Activities	
<i>Animal husbandry Animal keeping (where low impact or not involving animal boarding) Aquaculture Cropping (not involving forestry for wood production) Intensive animal industry (where keeping poultry not involving an ERA) Permanent plantation Roadside stall</i>	
Tourism Activities	
<i>Environment facility (not exceeding 200m² TUA) Nature-based tourism (where located on a site</i>	<i>Environment facility (not exceeding 500m² TUA) Nature-based tourism (not exceeding 10 tourist</i>

greater than 2ha and not exceeding a total of 4 *tourist accommodation sites*, or a tourist activity not exceeding 200m² TUA)
Short-term accommodation (where involving a *holiday home*)

accommodation sites or a tourist activity not exceeding 500m² TUA)

* other than as specified in column 1

(4) The purpose of the **Rural Zone Code - Tamborine Mountain Rural Precinct** will be achieved through the following overall outcomes:

(a) **Development:**

(i) facilitates a mix of low impact agricultural production, tourism and rural living opportunities that:

(A) complement the semi-rural and natural landscape setting of the precinct; and

(B) do not detract from the amenity and privacy of nearby land in a *residential zone*.

(b) **Land Uses:**

(i) include a mix of low impact rural activities including *Animal husbandry, Animal keeping, Aquaculture, Cropping, Intensive horticulture* (not involving mushroom farming), *Permanent plantation, Roadside stall, Rural workers' accommodation* and *Wholesale nursery*;

(ii) include *Dwelling houses, Dual occupancies* and *Home based businesses* to support rural activities or provide rural living opportunities;

(iii) include *tourism activities* and *recreation activities* that are of a scale, nature and intensity that complement and protect the semi-rural and natural landscape setting of the precinct and that are compatible with nearby land in a *residential zone*;

(iv) include *Food and drink outlets* without drive-through facilities;

(v) where involving a use other than a low impact rural activity or *low density residential activity*:

(A) protect or enhance the semi-rural and natural landscape values of the precinct;

(B) are small scale and of a low intensity;

(C) facilitate diversification or value-adding opportunities that support or increase agricultural production and the ongoing operation of low-impact rural activities;

(D) do not detract from the amenity and privacy of adjoining premises;

(vi) do not include *Intensive animal industries* (with the exception of small-scale poultry keeping) and *Intensive horticulture* (involving mushroom farming) due to the prevailing small rural lot size and the proximity of residential zoned land to the precinct;

(vii) do not include *Extractive industry* including *groundwater extraction*;

(viii) are limited to:

(A) the uses listed as a consistent use in column 1 of **Table 6.2.17.2.3 - Consistent Uses and Potentially Consistent Uses in the Rural Zone - Tamborine Mountain Rural Precinct**; or

(B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.17.2.3 - Consistent Uses and Potentially Consistent Uses in the Rural Zone - Tamborine Mountain Rural Precinct** only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity;

(ix) where not listed in **Table 6.2.17.2.3 - Consistent Uses and Potentially Consistent Uses in the Rural Zone - Tamborine Mountain Rural Precinct** are inconsistent uses and are not intended to occur in the zone.

(c) **Character** consists of a mix of small farms, low density residential living opportunities and small scale tourist activities and recreation activities set amongst a semi-rural and natural landscape setting.

(d) **Built form:**

(i) is located and designed to complement and protect the semi-rural and natural landscape setting of the precinct;

- (ii) is small scale, low-rise and set back from property boundaries to maintain the low density character of the zone and maintain the amenity (in terms of noise, odour and visual amenity) and afford privacy to adjoining premises.

(e) **Lot design:**

- (i) prevents fragmentation of land;
(ii) maintains the semi-rural and natural landscape setting; and
(iii) complies with the standards in **Table 9.4.6.3.2 - Minimum Lot Size and Design**.

Table 6.2.17.2.3—Consistent Uses and Potentially Consistent Uses in the Rural Zone - Tamborine Mountain Rural Precinct

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Commercial Activities	
<i>Food and drink outlet</i> (not exceeding 200m ² GFA and not involving a drive-through facility) <i>Garden centre</i> (not exceeding 50m ² TUA , operating in association with <i>Wholesale nursery</i> or <i>Intensive horticulture</i> , and obtaining access from a sealed road) <i>Market</i> <i>Veterinary service</i>	<i>Agricultural supplies store</i> <i>Function facility</i> <i>Garden centre*</i>
Community Service Activities	
<i>Club</i> (where located in an existing <i>commercial building</i> not exceeding 200m ² GFA, obtaining access from a <i>higher order road</i> and not involving a liquor licence) <i>Emergency services</i>	<i>Community care centre</i> <i>Community use</i> <i>Educational establishment</i>
Industrial Activities	
<i>Winery</i> <i>Transport depot</i> (not exceeding 4 heavy vehicles)	<i>Bulk landscape supplies</i> <i>Transport depot*</i>
Infrastructure Activities	
<i>Major electricity infrastructure</i> (where proposed as underground infrastructure) <i>Substation</i> <i>Telecommunications facility</i> <i>Utility installation</i> (where involving a <i>minor utility installation</i>)	<i>Air Service</i> (helipad only) <i>Major electricity infrastructure*</i>
Recreational Activities	
<i>Outdoor sport and recreation</i> (where on a site greater than 4ha, not exceeding 200m ² TUA and not involving a rifle or shooting range) <i>Park</i>	<i>Indoor sport and recreation</i> <i>Outdoor sport and recreation*</i> (not involving a rifle or shooting range)
Residential Activities	
<i>Community residence</i> <i>Dwelling house</i> <i>Home based business</i>	<i>Dual occupancy</i>
Rural activities	
<i>Animal husbandry</i> <i>Animal keeping</i> (where low impact or involving a small kennel) <i>Aquaculture</i> <i>Cropping</i> <i>Intensive animal industry</i> (where keeping poultry not involving an ERA) <i>Intensive horticulture</i> (not involving mushroom	<i>Rural Industry</i>

farming) <i>Permanent plantation</i> <i>Roadside stall</i> <i>Rural Industry</i> (not exceeding 200m ² GFA) <i>Wholesale nursery</i>	
Tourism activities	
<i>Environment facility</i> <i>Nature-based tourism</i> (where not exceeding a total of 6 <i>tourist accommodation sites</i> or involving a tourist activity not exceeding 200m ² TUA) <i>Short-term accommodation</i> (where involving a <i>holiday home</i> or not exceeding 6 cabins) <i>Tourist attraction</i> (where not exceeding 200m ² TUA) <i>Tourist park</i> (where not exceeding 6 <i>tourist accommodation sites</i>)	<i>Nature-based tourism</i> * <i>Short term accommodation</i> * (excluding a motel, backpackers, serviced apartments and accommodation hotel) <i>Tourist attraction</i> * <i>Tourist park</i> *

other than as specified in column 2


* other than as specified in column 1

6.2.17.3 Assessment Benchmarks

Table 6.2.17.3.1—Accepted and Assessable Development - Rural Zone (Where no precinct applies)

Performance Outcomes	Acceptable Outcomes								
Setbacks									
<p>PO1 Building setbacks: (1) maintain the very low density character of the zone; (2) assist in the protection of adjacent amenity and privacy; (3) allow for access around the buildings; and (4) minimise the potential for land use conflict.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1 Building setbacks are as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d3d3d3;">Setback</th> <th style="background-color: #d3d3d3;">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage</td> <td>10m</td> </tr> <tr> <td>Side and rear boundary (other than where specified below)</td> <td>6m</td> </tr> <tr> <td>Side and rear boundary (where involving <i>tourism activities</i>)</td> <td>20m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	Setback	Minimum Distances Measured in Metres (m)	Street frontage	10m	Side and rear boundary (other than where specified below)	6m	Side and rear boundary (where involving <i>tourism activities</i>)	20m
Setback	Minimum Distances Measured in Metres (m)								
Street frontage	10m								
Side and rear boundary (other than where specified below)	6m								
Side and rear boundary (where involving <i>tourism activities</i>)	20m								
Height									
<p>PO2 Development is of a height that: (1) is low-rise where involving non-rural activities; (2) does not detract from the amenity of adjoining premises; and (3) complements the rural and natural landscape setting of the zone.</p>	<p>AO2.1 Development involving non-rural activities does not exceed 2 storeys and a maximum height of 8.5m.</p> <p>AO2.2 For development involving <i>rural activities</i>, no Acceptable Outcome is prescribed.</p>								

Table 6.2.17.3.2 — Assessable Development - Rural Zone (Where no precinct applies)

Performance Outcomes	Acceptable Outcomes
Built Form and Urban Design	
<p>PO1 Development maintains and protects important views to significant landscape features, such as ridgelines.</p>	<p>AO1 Development: (1) protects the views from public places of significant landscapes features; (2) avoids building on a ridgeline; and (3) does not obstruct the views to a ridgeline from a road (refer to Figure 1).</p> <div style="text-align: center;">  <p>Figure 1.</p> </div>
Land Uses	
<p>PO2 Large buildings or structures associated with <i>Rural industry</i>, <i>Intensive animal industries</i> or <i>Intensive horticulture</i> are sited or provided with screen</p>	<p>AO2 No Acceptable Outcome is prescribed.</p>

Performance Outcomes	Acceptable Outcomes
<p>landscaping to minimise their bulk and visibility from roads, public places or <i>sensitive land uses</i>.</p>	
<p>PO3 Development other than a rural activity:</p> <ul style="list-style-type: none"> (1) is located and designed to complement the rural and natural landscape setting of the zone; (2) is of a scale and intensity that protects the rural amenity of the zone; (3) maintains and is subordinate to the natural land form and natural landscape features of the site such as waterways and vegetated areas; (4) maximises the retention of vegetation; (5) maintains the capacity of the site and adjacent land for agricultural production; (6) minimises the potential for land use conflict with adjacent rural land; and (7) is appropriately serviced by necessary road infrastructure. 	<p>AO3 No Acceptable Outcome is prescribed.</p>
<p>Reconfiguration of a Lot</p>	
<p>PO4 Reconfiguring a lot:</p> <ul style="list-style-type: none"> (1) creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone; (2) facilitates agricultural production, and minimises the loss and fragmentation of land for agricultural production; and (3) complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design. 	<p>AO4 No Acceptable Outcome is prescribed.</p>

Table 6.2.17.3.3—Accepted and Assessable Development - Rural Zone - Rural Escarpment Protection Precinct

Performance Outcomes	Acceptable Outcomes								
Setbacks									
<p>PO1 Building setbacks: (1) maintain the low density character of the zone; (2) assist in the protection of amenity and privacy of adjoining premises; (3) allow for access and landscaping around the building; and (4) contribute to the natural landscape character of the precinct.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1 Building setbacks are as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d3d3d3;">Setback</th> <th style="background-color: #d3d3d3;">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage</td> <td>10m</td> </tr> <tr> <td>Side and rear boundary (other than where specified below)</td> <td>6m</td> </tr> <tr> <td>Side and rear boundary (where involving <i>tourism activities</i>)</td> <td>20m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	Setback	Minimum Distances Measured in Metres (m)	Street frontage	10m	Side and rear boundary (other than where specified below)	6m	Side and rear boundary (where involving <i>tourism activities</i>)	20m
Setback	Minimum Distances Measured in Metres (m)								
Street frontage	10m								
Side and rear boundary (other than where specified below)	6m								
Side and rear boundary (where involving <i>tourism activities</i>)	20m								
Height									
<p>PO2 Development is of a height that: (1) is low-rise; (2) does not detract from the amenity or privacy of adjoining premises; and (3) does not exceed the predominant height of the vegetation canopy on the site.</p>	<p>AO2 Development does not exceed 2 storeys and a maximum height of 8.5m.</p>								

Table 6.2.17.3.4 — Assessable Development - Rural Zone – Rural Escarpment Protection Precinct

Performance Outcomes	Acceptable Outcomes
Built Form and Urban Design	
<p>PO1 Built form: (1) is small scale; (2) minimises modifications to the natural landform; (3) maximises the retention of vegetation; and is designed to integrate with the natural character of the zone through the use of complementary materials and colours.</p>	<p>AO1 No Acceptable Outcome is prescribed.</p>
<p>PO2 Development maintains and protects important views to significant landscape features, such as ridgelines.</p>	<p>AO2 Development: (1) protects the views from public places of significant landscapes features; (2) avoids building on a ridgeline; and (3) does not obstruct the views to a ridgeline from a road (refer to Figure 1).</p>


Performance Outcomes	Acceptable Outcomes
	 <p style="text-align: center;">Figure 1.</p>
Amenity	
<p>PO3 Development other than <i>rural or low density residential activities</i> does not detract from the amenity and privacy of nearby land in a <i>residential zone</i>.</p>	<p>A03 Where involving development other than <i>rural or low density residential activities</i>, and adjoining land in a <i>residential zone</i>:</p> <ol style="list-style-type: none"> (1) buildings are setback at least 5 metres from any common boundary; (2) development provides <i>buffer landscaping</i> with a minimum width of 2 metres or solid fencing 1.8m high along any common boundary; and (3) development screens or obscures any window 1.8 metres above ground level that has a direct view of land in a <i>residential zone</i>. (4) does not detract from the amenity (in terms of noise, odour and visual amenity) and privacy of adjoining premises.
Land Uses	
<p>PO4 Development involving a use other than a <i>low density residential activity</i>:</p> <ol style="list-style-type: none"> (1) is located and designed to complement the regionally significant natural landscape and environmental setting of the precinct; (2) is of a small scale and low intensity to protect the natural landscape values of the precinct; and (3) maintains or enhances vegetation cover of the site. 	<p>A04 No Acceptable Outcome is prescribed.</p>
Reconfiguration of a Lot	
<p>PO5 Reconfiguring a lot:</p> <ol style="list-style-type: none"> (1) creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone; (2) protects the regionally significant natural landscape and environmental values of the precinct; and (3) complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design. 	<p>A05 No Acceptable Outcome is prescribed.</p>

Table 6.2.17.3.5—Accepted and Assessable Development - Rural Zone – Tamborine Mountain Rural Precinct

Performance Outcomes	Acceptable Outcomes								
Setbacks									
<p>PO1 Building setbacks: (1) maintain the low density character of the zone; (2) assist in the protection of amenity and privacy on adjoining premises; (3) allow for access and landscaping around the building; and (4) contribute to the semi-rural and natural landscape character.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1 Building setbacks are as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d3d3d3;">Setback</th> <th style="background-color: #d3d3d3;">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage</td> <td>10m</td> </tr> <tr> <td>Side and rear boundary (other than where specified below)</td> <td>6m</td> </tr> <tr> <td>Side and rear boundary (where involving <i>tourism activities</i>)</td> <td>20m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	Setback	Minimum Distances Measured in Metres (m)	Street frontage	10m	Side and rear boundary (other than where specified below)	6m	Side and rear boundary (where involving <i>tourism activities</i>)	20m
Setback	Minimum Distances Measured in Metres (m)								
Street frontage	10m								
Side and rear boundary (other than where specified below)	6m								
Side and rear boundary (where involving <i>tourism activities</i>)	20m								
Height									
<p>PO2 Development is of a height that: (1) is low-rise; and (2) does not detract from the amenity or privacy of adjoining premises.</p>	<p>AO2 Development does not exceed 2 storeys and a maximum height of 8.5m.</p>								

Table 6.2.17.3.6 — Assessable Development - Rural Zone – Tamborine Mountain Rural Precinct

Performance Outcomes	Acceptable Outcomes
Built Form and Urban Design	
<p>PO1 Built form: (1) is small scale; (2) minimises modifications to the natural landform; (3) maximises the retention of vegetation; and (4) is designed to reflect the natural character of the zone, with the use of: (a) timber or natural materials; (b) soft natural exterior colours; and (c) patterns and textures.</p>	<p>AO1 No Acceptable Outcome is prescribed.</p>
Amenity	
<p>PO2 Development other than <i>rural</i> or <i>low density residential activities</i> does not detract from the amenity and privacy of nearby land in a <i>residential zone</i>.</p>	<p>AO2 Where involving development other than <i>rural</i> or <i>low density residential activities</i>, and <i>adjoining land</i> in a <i>residential zone</i>: (1) buildings are setback at least 5 metres from any common boundary; (2) development provides <i>buffer landscaping</i> with a minimum width of 2 metres or solid fencing 1.8m high along any common boundary; and (3) development screens or obscures any window 1.8</p>

Performance Outcomes	Acceptable Outcomes
	metres above ground level that has a direct view of land in a <i>residential zone</i> .
Land Uses	
<p>PO3 Development involving <i>Rural industry</i> or <i>Intensive horticulture</i> are sited or provided with screen landscaping to minimise their bulk and visibility from roads, public places or <i>sensitive land uses</i>.</p>	<p>AO3 No Acceptable Outcome is prescribed.</p>
<p>PO4 Development other than a rural or low density residential activity:</p> <ul style="list-style-type: none"> (1) is located and designed to complement the semi-rural and natural landscape setting of the zone; (2) is of a small scale and low intensity to protect the semi-rural and natural landscape values of the precinct; (3) maximises or enhances the existing vegetation cover; (4) maintains the capacity of the site and adjacent rural land for agricultural production; (5) minimises the potential for land use conflict with adjacent rural land; and (6) does not detract from the amenity (in terms of noise, odour and visual amenity) and privacy of adjoining premises. 	<p>AO4 No Acceptable Outcome is prescribed.</p>
Reconfiguration of a Lot	
<p>PO5 Reconfiguring a lot:</p> <ul style="list-style-type: none"> (1) creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone; (2) prevents fragmentation of land; (3) maintains the semi-rural and natural landscape setting; and (4) complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design. 	<p>AO5 No Acceptable Outcome is prescribed.</p>