

6.2.16 Rural Residential Zone Code



6.2.16.1 Application

This code applies to development:

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

6.2.16.2 Purpose and Overall Outcomes

- (1) The purpose of the Rural Residential Zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.
- (2) The purpose of the **Rural Residential Zone Code (Where no precinct applies)** will be achieved through the following overall outcomes:
 - (a) **Development:**
 - (i) facilitates low density residential living on large lots;
 - (ii) protects the high level of residential amenity and privacy expected in the zone;
 - (b) **Land uses:**
 - (i) consist of predominantly *Dwelling houses* and *Home based businesses*;
 - (ii) include *Dual occupancies*, only where development:
 - (A) is located on large lots to maintain the low density residential character of the zone; and
 - (B) has the appearance of a single dwelling when viewed from the street;
 - (iii) may include the non-residential activities listed in **Table 6.2.16.2.1 Consistent Uses and Potentially Consistent Uses in the Rural Residential Zone (Where no precinct applies)** that:
 - (A) are small scale and of a low intensity;
 - (B) do not detract from the amenity of *residential activities*; and
 - (C) wherever possible, are co-located with other non-residential activities in the zone;
 - (iv) are limited to:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.16.2.1 Consistent Uses and Potentially Consistent Uses in the Rural Residential Zone (Where no precinct applies)**; or
 - (B) the uses listed as a potentially consistent use in column 2 of **Table 6.2.16.2.1 Consistent Uses and Potentially Consistent Uses in the Rural Residential 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, impact, scale and intensity, built form and consistency with the character of the zone;

(v) where not listed in **Table 6.2.16.2.1 Consistent Uses and Potentially Consistent Uses in the Rural Residential Zone (Where no precinct applies)** are inconsistent uses and are not intended to occur in the zone;

(c) **Character:**

- (i) is a low rise and very low density residential environment that has a high level of amenity and privacy;
- (ii) maintains a semi-rural or natural landscape setting, where natural landscape features and environmental values such as ridgelines, waterways, vegetation, ecological corridors and open space prevail over the built form;
- (iii) involves limited non-residential activities of a residential scale and appearance;

(d) **Built form:**

- (i) is small scale;
- (ii) is low-rise and compatible with the building height of nearby residential development;
- (iii) enhances the streetscape character of the area by setting buildings back from the street frontage;
- (iv) involves space around buildings to:
 - (A) retain the low density character and high residential amenity of the zone;
 - (B) give a sense of openness between buildings when viewed from the street and public spaces; and
 - (C) maintain a high level of privacy to adjoining residences;
- (v) has a residential appearance and complements the surrounding built form;

(e) **Lot design:**

- (i) supports low density residential living on large lots;
- (ii) where outside a wastewater service catchment, provides sufficient area for onsite wastewater disposal; and
- (iii) complies with **Table 9.4.6.3.2 - Minimum Lot Size and Design**.

Table 6.2.16.2.1 - Consistent Uses and Potentially Consistent Uses in the Rural Residential Zone (Where no precinct applies)

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential Activities	
<i>Community residence</i> <i>Dual occupancy</i> (on a lot 4000m ² or greater and where not located in a <i>Mountain Community</i>) <i>Dwelling house</i> <i>Home based business</i> (if not involving Industrial activities other than <i>minor industrial activities</i>) <i>Sales office</i>	<i>Dual occupancy*</i>
Community Services Activities	
<i>Emergency services</i>	<i>Child care centre</i> (where obtaining access from a <i>higher order road</i>) <i>Club</i> (where small scale and not involving a liquor licence)
Tourist Activities	
<i>Short-term accommodation</i> (where involving a <i>holiday home</i>)	
Infrastructure Activities	
<i>Major electricity infrastructure</i> (where proposed as underground infrastructure) <i>Substation</i>	<i>Major electricity infrastructure*</i>

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<i>Telecommunications facility</i> <i>Utility installation (where a minor utility installation)</i>	
Rural Activities	
<i>Animal husbandry</i> <i>Animal keeping (excluding Kennel)</i> <i>Cropping</i> <i>Roadside stall</i>	
Recreation Activities	
<i>Park</i>	

* other than as specified in column 1

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

(a) **Development:**

- (i) facilitates low density residential living on large acreage lots in a semi-rural or natural landscape setting;
- (ii) protects the high level of residential amenity and privacy expected in the zone;
- (iii) complements the semi-rural or natural landscape setting;

(b) **Land uses:**

- (i) consist of predominantly *Dwelling houses* and *Home based businesses*;
- (ii) include *Dual occupancies*, only where development:
 - (A) is located on large lots to maintain the low density residential character of the zone;
 - (B) has the appearance of a single dwelling when viewed from the street;
- (iii) include rural activities that are small in scale and low in intensity where any impacts are managed within boundary of the site;
- (iv) may include small-scale *Nature based tourism* and *Environment facilities* on large lots where impacts on the high level of residential amenity expected in the zone are avoided and privacy is maintained;
- (v) may include other non-residential activities listed in **Table 6.2.16.2.2 Consistent Uses and Potentially Consistent Uses in the Rural Residential Zone - Rural Residential A Precinct** that:
 - (A) are small scale and of a low intensity;
 - (B) do not detract from the amenity of *residential activities*; and
 - (C) wherever possible, are co-located with other non-residential activities in the zone;
- (vi) are limited to:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.16.2.2 Consistent Uses and Potentially Consistent Uses in the Rural Residential Zone - Rural Residential A Precinct**; or
 - (B) the uses listed as a potentially consistent use in column 2 of **Table 6.2.16.2.2 Consistent Uses and Potentially Consistent Uses in the Rural Residential Zone - Rural Residential A Precinct** only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the zone;
- (vii) where not listed in **Table 6.2.16.2.2 Consistent Uses and Potentially Consistent Uses in the Rural Residential Zone - Rural Residential A Precinct** are inconsistent uses and are not intended to occur in the zone;

(c) **Character:**

- (i) involves low density residential living on large acreage lots, in a semi-rural or natural landscape setting, where natural landscape features and environmental values such as

- ridgelines, waterways, vegetation, ecological corridors and open space prevail over the built form;
- (ii) a low rise and low intensity environment that achieves a high level of residential amenity and privacy;
- (d) **Built form:**
- (i) is small scale;
- (ii) is low-rise and compatible with the building height of nearby residential development;
- (iii) complements the semi-rural or natural landscape setting;
- (iv) enhances the streetscape character of the area by setting buildings back from the street frontage;
- (v) involves space around buildings to:
- (A) retain the low density character and high residential amenity of the zone;
- (B) give a sense of openness between buildings when viewed from the street and public spaces; and
- (C) maintains a high level of privacy and minimise nuisance to adjoining residences;
- (vi) has a residential appearance and complements the existing surrounding built form;
- (e) **Lot design:**
- (i) supports low density residential living on large acreage lots in a semi-rural or natural landscape setting;
- (ii) where outside a wastewater service catchment, provides sufficient area for onsite wastewater disposal; and
- (iii) complies with the requirements of **Table 9.4.6.3.2 - Minimum Lot Size and Design**.

Table 6.2.16.2.2 - Consistent Uses and Potentially Consistent Uses in the Rural Residential Zone - Rural Residential A Precinct

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential Activities	
<i>Community residence</i> <i>Dual occupancy</i> (on a lot 1ha or greater and where not located in a <i>Mountain Community</i>) <i>Dwelling house</i> <i>Home based business</i> (if not involving Industrial activities other than <i>minor industrial activities</i>) <i>Sales office</i>	<i>Dual occupancy*</i>
Community Services Activities	
<i>Emergency services</i>	<i>Child care centre</i> (where obtaining access from a <i>higher order road</i>) <i>Club</i> (where small scale and not involving a liquor licence)
Infrastructure Activities	
<i>Major electricity infrastructure</i> (where proposed as underground infrastructure) <i>Substation</i> <i>Telecommunications facility</i> <i>Utility installation</i> (where a <i>minor utility installation</i>)	<i>Major electricity infrastructure *</i>
Rural Activities	
<i>Animal husbandry</i> <i>Animal keeping</i> (where low impact or small kennels on large lots) <i>Aquaculture</i> (<i>minor aquaculture</i>)	<i>Animal keeping</i> (other kennels) <i>Aquaculture</i> <i>Intensive horticulture*</i> <i>Wholesale nursery*</i>

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<i>Cropping</i> <i>Intensive horticulture</i> (not exceeding 500m ² GFA) <i>Roadside stall</i> <i>Wholesale nursery</i> (not exceeding 500m ² TUA)	
Tourism Activities	
<i>Short-term accommodation</i> (where involving a holiday home)	<i>Nature based tourism</i> <i>Environment facility</i>
Commercial Activities	
<i>Veterinary service</i>	
Industrial activities	
<i>Transport depot</i> (not exceeding 4 heavy vehicles)	
Recreation Activities	
<i>Park</i>	

* other than as specified in column 1

6.2.16.3 Assessment Benchmarks

Table 6.2.16.3.1—Accepted and Assessable Development for Rural Residential Zone (Where no precinct applies) and Rural Residential Zone – Rural Residential A Precinct

Performance Outcomes	Acceptable Outcomes																
Setback																	
<p>PO1</p> <p>Setbacks:</p> <ol style="list-style-type: none"> (1) assist in the protection of the low density residential character of the zone; (2) contribute to streetscape character; (3) assist in the protection of residential amenity and privacy to adjoining premises; (4) allow for access and landscaping around the building; (5) provide a sense of space and openness between buildings and from the street; and (6) allow for on-site car parking between the front boundary and buildings. <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1</p> <p>Setbacks are as follows:</p> <table border="1"> <thead> <tr> <th>Setback</th> <th colspan="2">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage for all other uses</td> <td colspan="2">6m</td> </tr> <tr> <td rowspan="3">Side and rear boundary</td> <th>Building Height</th> <th>Setback</th> </tr> <tr> <td>Up to 4.5m</td> <td>3m</td> </tr> <tr> <td>For that part between 4.5m – 7.5m</td> <td>5m</td> </tr> <tr> <td>For that part exceeding 7.5m</td> <td colspan="2">5m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p> <p><i>Editor's Note - For setbacks relating to a Dwelling house or Dual occupancy, refer to the relevant use code</i></p>	Setback	Minimum Distances Measured in Metres (m)		Street frontage for all other uses	6m		Side and rear boundary	Building Height	Setback	Up to 4.5m	3m	For that part between 4.5m – 7.5m	5m	For that part exceeding 7.5m	5m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m	
Setback	Minimum Distances Measured in Metres (m)																
Street frontage for all other uses	6m																
Side and rear boundary	Building Height	Setback															
	Up to 4.5m	3m															
	For that part between 4.5m – 7.5m	5m															
For that part exceeding 7.5m	5m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m																
Height																	


Performance Outcomes	Acceptable Outcomes
<p>PO2 Development is of a height that:</p> <ul style="list-style-type: none"> (1) is low rise; (2) does not detract from the amenity of adjoining premises; and (3) is compatible with the height of nearby residential activities. 	<p>AO2 Development does not exceed 2 storeys and a maximum height of 8.5m.</p>
Dual Occupancy	
<p>PO3 Where involving a <i>Dual occupancy</i>, development:</p> <ul style="list-style-type: none"> (1) has low site cover to maintain the low density residential character of the zone; and (2) has the appearance of a single dwelling when viewed from the street. 	<p>AO3.1 The site cover of a <i>Dual occupancy</i> does not exceed 20% of the total site area or 700m² GFA, whichever is the lesser.</p>
	<p>AO3.2 A <i>Dual occupancy</i> is sited and designed to give the appearance of a single dwelling when viewed from the street.</p>

Table 6.2.16.3.2 — Assessable Development - Rural Residential Zone (Where no precinct applies)

Performance Outcomes	Acceptable Outcomes
Built Form and Urban Design	
<p>PO1 Non-residential development has a residential appearance and is designed to complement the surrounding built form and character through the use of:</p> <ul style="list-style-type: none"> (1) similar design elements; (2) similar roof form; and (3) complementary materials, colours, patterns and textures. 	<p>AO1 No Acceptable Outcome is prescribed.</p>
Land Uses	
<p>PO2 Non-residential uses are:</p> <ul style="list-style-type: none"> (1) small in scale and low in intensity; (2) do not detract from the amenity of <i>residential activities</i>; and (3) wherever possible, are co-located with other non-residential activities in the zone. 	<p>AO2 No Acceptable Outcome is prescribed.</p>
<p>PO3 <i>Dual occupancies</i> are located on large lots to maintain the low density residential character of the zone.</p>	<p>AO3 A <i>Dual occupancy</i> is located on a lot:</p> <ul style="list-style-type: none"> (1) 4000m² or greater and where not located in a <i>Mountain Community</i>; or (2) 8000m² or greater where located in a <i>Mountain Community</i>.
Reconfiguration of a Lot	

Performance Outcomes	Acceptable Outcomes
<p>PO4 Reconfiguring a lot: (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 low density residential living on large lots; (3) where outside a wastewater service catchment, provides sufficient area for onsite wastewater disposal; and (4) complies with the requirements of Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>	<p>AO4 No Acceptable Outcome is prescribed.</p>

Table 6.2.16.3.3 — Assessable Development - Rural Residential Zone - Rural Residential A Precinct

Performance Outcomes	Acceptable Outcomes
Built Form and Urban Design	
<p>PO1 Non-residential development has a residential appearance and is designed to complement the surrounding built form and character through the use of similar design elements, materials and colours.</p>	<p>AO1 No Acceptable Outcome is prescribed.</p>
Amenity	
<p>PO2 Development involving non-residential activities maintains and is subordinate to the natural land form and natural landscape features of the site such as waterways and vegetated areas.</p>	<p>AO2 No Acceptable Outcome is prescribed.</p>
<p>PO3 Development maintains and protects important views to significant landscape features, including ridgelines.</p>	<p>AO3 Development: (1) protects the views of significant landscapes features where viewed from the street and public spaces; (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>The diagram shows a landscape cross-section. On the left, there is a road. A dashed horizontal line represents the 'Ridgeline'. A building is shown below this line, labeled 'Building Below ridgeline'. A diagonal line labeled 'View line from the road' starts from the road and points towards a cluster of trees on the ridgeline. The terrain rises from the road to the ridgeline and then descends.</p> </div> <p style="text-align: center;">Figure 1.</p>
Land Uses	

Performance Outcomes	Acceptable Outcomes
<p>PO4 Non-residential uses are: (1) small scale and of a low intensity; (2) do not detract from the amenity of adjacent <i>residential activities</i>; (3) maintains the privacy of adjacent <i>residential activities</i> or land in a <i>residential zone</i>; and (4) wherever possible, are co-located with other non-residential activities in the zone.</p>	<p>AO4 No Acceptable Outcome is prescribed.</p>
<p>PO5 <i>Dual occupancies</i> are located on large lots to maintain the low density residential character of the zone.</p>	<p>AO5 A <i>Dual occupancy</i> is located on a lot: (1) 1ha or greater and where not located in a <i>Mountain Community</i>; or (2) 2ha or greater where located in a <i>Mountain Community</i>.</p>
<p>Reconfiguration of a Lot</p>	
<p>PO6 Reconfiguring a lot: (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 very low density residential living on large lots that maintain the semi-rural or natural landscape setting; (3) where outside a wastewater service connection area, provides sufficient site area for onsite wastewater disposal; and (4) complies with the requirements of Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>	<p>AO6 No Acceptable Outcome is prescribed.</p>