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### Rural residential zone code

#### 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)**.

#### 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 will be achieved through the following overall outcomes:-
	1. development provides for low density residential activities and a range of relatively large residential lot sizes;
	2. limited other residential activities and non-residential uses may be established in the zone where they are small in scale, and the intensity and nature of the activity does not disturb the rural residential character and amenity of the surrounding locality, and if for a shop, services the daily needs of residents;
	3. development has a low-rise built form that maintains the low intensity character and rural residential amenity of the zone;
	4. development for residential uses adjacent to rural land does not interfere with the existing or ongoing use of the rural land for rural purposes;
	5. development ensures each identified rural residential precinct maintains the particular lifestyle option, local character, topography and constraints of the precinct, and generally maintain the following lot sizes:-
3. precinct RRZ1 – 2,000m2 lot size;
4. precinct RRZ2 – 4,000m2 lot size; and
5. precinct RRZ3 – 4ha lot size;
	1. where not in a precinct, development maintains the existing residential density of the rural residential neighbourhood; and
	2. development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

#### Specific benchmarks for assessment

**Table 6.2.18.3.1 Benchmarks for assessable development**

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations**  |
| --- | --- | --- |
| ***Land use composition*** |
| **PO1**Development provides for low density residential activities, primarily in the form of dwelling houses within a semi-rural setting.  | **AO1**No acceptable outcome provided. | Provide a brief description how your proposal complies with the relevant Acceptable outcome (if applicable) or a detailed analysis how compliance is achieved with the Performance outcome. |
| **PO2**Home based businesses and nature-based tourism may be established in the zone where the scale, intensity and nature of the activity do not disturb the rural residential character and amenity of the surrounding locality. | **AO2**No acceptable outcome provided. | Click and provide your representations. |
| **PO3**Non-residential uses are limited to small-scale and low intensity rural activities and other uses that are compatible with the prevailing rural residential character and amenity of the zone. Shops are limited to those that service the daily needs of residents.Note—such uses include sales office, community uses, emergency services and utility installation.  | **AO3**No acceptable outcome provided. | Click and provide your representations. |
| ***Reconfiguring a lot*** |
| **PO4**Development provides for large residential lot sizes to maintain the lower residential density of the zone, cater for the different lifestyle options and localised character, topography and other site constraints. Lot size is generally in accordance with: Precinct RRZ1 – 2,000m2 minimum lot size area;Precinct RRZ2 – 4,000m2 minimum lot size area;Precinct RRZ3 – 4ha minimum lot size area; andwhere not in a precinct – 2ha minimum lot size. | **AO4**No acceptable outcome provided. | Click and provide your representations. |
| ***Effects of development*** |
| **PO5**Development for residential uses adjacent to rural land does not interfere with the existing or ongoing use of the rural land for productive agricultural purposes. | **AO5**No acceptable outcome provided. | Click and provide your representations. |
| **PO6**Development incorporates a high level of rural residential amenity, personal health and safety and protection for property. | **AO6**No acceptable outcome provided. | Click and provide your representations. |
| ***Building height and built form*** |
| **PO7**Development has a maximum building height of 2 storeys and 8.5m. | **AO7**No acceptable outcome provided. | Click and provide your representations. |
| **PO8**The built form of development:-1. integrates with and complements the predominant rural residential character and scale of the zone; and
2. is sympathetic to the environmental and topographical features of the landscape.
 | **AO8**No acceptable outcome provided. | Click and provide your representations. |
| ***Amenity*** |
| **PO9**Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts. | **AO9**No acceptable outcome provided. | Click and provide your representations. |
| ***Infrastructure and services*** |
| **PO10**Development provides for infrastructure and services that are commensurate with a rural residential location and the nature and scale of development that is intended to occur in the zone. | **AO10**No acceptable outcome provided. | Click and provide your representations. |
| **PO11**Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure. | **AO11**No acceptable outcome provided. | Click and provide your representations. |