

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	
Community residence Dual occupancy (on a lot 4000m ² or greater and where not located in the Tamborine Mountain Community) Dwelling house Home based business (if not involving Industrial activities other than minor industrial activities) Sales office	Dual occupancy*
Community Services Activities	
Emergency services	Child care centre (where obtaining access from a higher order road) Club (where small scale and not involving a liquor licence)
Tourist Activities	
Short-term accommodation (where involving a holiday home)	
Infrastructure Activities	
Major electricity infrastructure (where proposed as underground infrastructure) Substation Telecommunications facility Utility installation (where a minor utility installation)	Major electricity infrastructure*
Rural Activities	
Animal husbandry Animal keeping (excluding Kennel) Cropping	

Roadside stall	
Recreation Activities	
Park	

* 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:
- Development:**
 - facilitates low density residential living on large acreage lots in a semi-rural or natural landscape setting;
 - protects the high level of residential amenity and privacy expected in the precinct;
 - complements the semi-rural or natural landscape setting;
 - Land uses:**
 - consist of predominantly Dwelling houses and Home based businesses;
 - include Dual occupancies, only where development:
 - is located on large lots to maintain the low density residential character of the precinct;
 - has the appearance of a single dwelling when viewed from the street;
 - include rural activities that are small in scale and low in intensity where any impacts are managed within boundary of the site;
 - 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 precinct are avoided and privacy is maintained;
 - 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:
 - are small scale and of a low intensity;
 - do not detract from the amenity of residential activities; and
 - wherever possible, are co-located with other non-residential activities in the precinct;
 - are limited to:
 - 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
 - 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 precinct having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the precinct;
 - 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 precinct;
 - Character:**
 - 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;
 - a low rise and low intensity environment that achieves a high level of residential amenity and privacy;
 - Built form:**
 - is small scale;
 - is low-rise and compatible with the building height of nearby residential development;
 - complements the semi-rural or natural landscape setting;
 - enhances the streetscape character of the area by setting buildings back from the street frontage;
 - involves space around buildings to:
 - retain the low density character and high residential amenity of the precinct;
 - give a sense of openness between buildings when viewed from the street and public spaces; and
 - maintains a high level of privacy and minimise nuisance to adjoining residences;
 - has a residential appearance and complements the existing surrounding built form;
 - Lot design:**
 - 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	
Community residence Dual occupancy (on a lot 1ha or greater and where not located in the Tamborine Mountain Community) Dwelling house Home based business (if not involving Industrial activities other than minor industrial activities) Sales office	Dual occupancy*
Community Services Activities	
Emergency services	Child care centre (where obtaining access from a higher order road) Club (where small scale and not involving a liquor licence)
Infrastructure Activities	
Major electricity infrastructure (where proposed as underground infrastructure) Substation Telecommunications facility Utility installation (where a minor utility installation)	Major electricity infrastructure *
Rural Activities	
Animal husbandry Animal keeping (where low impact or small kennels on large lots) Aquaculture (minor aquaculture) Cropping Intensive horticulture (not exceeding 500m ² GFA) Roadside stall Wholesale nursery (not exceeding 500m ² TUA)	Animal keeping (other kennels) Aquaculture Intensive horticulture* Wholesale nursery*
Tourism Activities	
Short-term accommodation (where involving a holiday home)	Nature based tourism Environment facility
Commercial Activities	
Veterinary service	
Industrial activities	
Transport depot (not exceeding 4 heavy vehicles)	
Recreation Activities	
Park	

* 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			
PO1 Setbacks: <div><div>1. assist in the protection of the low density residential character of the zone and precinct;</div><div>2. contribute to streetscape character;</div><div>3. assist in the protection of residential amenity and privacy to adjoining premises;</div><div>4. allow for access and landscaping around the building;</div><div>5. provide a sense of space and openness between buildings and from the street; and</div><div>6. allow for on-site car parking between the front boundary and buildings.</div></div> <i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i>	AO1 Setbacks are as follows:		
	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
<i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i> <i>Editor's Note - For setbacks relating to a Dwelling house or Dual occupancy, refer to the relevant use code</i>			
Height			
PO2 Development is of a height that: <div><div>1. is low rise;</div><div>2. does not detract from the amenity of adjoining premises; and</div><div>3. is compatible with the height of nearby residential activities.</div></div>	AO2 Development does not exceed 2 storeys and a maximum height of 8.5m.		
Dual Occupancy			
PO3 Where involving a Dual occupancy, development: <div><div>1. has low site cover to maintain the low density residential character of the zone and precinct; and</div><div>2. has the appearance of a single dwelling when viewed from the street.</div></div>	AO3.1 The site cover of a Dual occupancy does not exceed 20% of the total site area or 700m ² GFA, whichever is the lesser.		
	AO3.2 A Dual occupancy is sited and designed to give the appearance of a single dwelling when viewed from the street.		


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

Performance Outcomes	Acceptable Outcomes
Built Form and Urban Design	

PO1 Non-residential development has a residential appearance and is designed to complement the surrounding built form and character through the use of: <ol style="list-style-type: none"> 1. similar design elements; 2. similar roof form; and 3. complementary materials, colours, patterns and textures. 	AO1 No Acceptable Outcome is prescribed.
Land Uses	
PO2 Non-residential uses are: <ol style="list-style-type: none"> 1. small in scale and low in intensity; 2. do not detract from the amenity of residential activities; and 3. wherever possible, are co-located with other non-residential activities in the zone. 	AO2 No Acceptable Outcome is prescribed.
PO3 Dual occupancies are located on large lots to maintain the low density residential character of the zone.	AO3 A Dual occupancy is located on a lot: <ol style="list-style-type: none"> 1. 4000m² or greater and where not located in the Tamborine Mountain Community; or 2. 8000m² or greater where located in the Tamborine Mountain Community.
Reconfiguration of a Lot	
PO4 Reconfiguring a lot: <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. 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. 	AO4 No Acceptable Outcome is prescribed.

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

Performance Outcomes	Acceptable Outcomes
Built Form and Urban Design	
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.	AO1 No Acceptable Outcome is prescribed.
Amenity	
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.	AO2 No Acceptable Outcome is prescribed.

<p>PO3 Development maintains and protects important views to significant landscape features, including ridgelines.</p>	<p>AO3 Development:</p> <ol style="list-style-type: none"> 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 style="text-align: right;">Figure 1.</p>
Land Uses	
<p>PO4 Non-residential uses are:</p> <ol style="list-style-type: none"> 1. small scale and of a low intensity; 2. do not detract from the amenity of adjacent residential activities; 3. maintains the privacy of adjacent residential activities or land in a residential zone; and 4. wherever possible, are co-located with other non-residential activities in the precinct. 	<p>AO4 No Acceptable Outcome is prescribed.</p>
<p>PO5 Dual occupancies are located on large lots to maintain the low density residential character of the precinct.</p>	<p>AO5 A Dual occupancy is located on a lot:</p> <ol style="list-style-type: none"> 1. 1ha or greater and where not located in the Tamborine Mountain Community; or 2. 2ha or greater where located in the Tamborine Mountain Community.
Reconfiguration of a Lot	
<p>PO6 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 precinct; 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>AO6 No Acceptable Outcome is prescribed.</p>