### Rural zone code

#### Application

1. This code applies to assessing development in the Rural zone.
2. When using this code, reference should be made to Part 5.

#### Purpose

1. The purpose of the Rural zone code is to:
   1. provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping, extractive industries and other primary production activities;
   2. provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
   3. protect areas of Agricultural Land Classification Class A and Class B for agricultural use by avoiding fragmentation and locating non-agricultural development on or adjacent to Rural zoned land;
   4. protect or manage significant natural resources and processes to maintain the capacity for primary production.
2. The local government purpose of the code is to:
   1. recognise the primacy of rural production and farming practices in rural areas;
   2. recognise existing extractive resource / processing areas in rural areas;
   3. provide protection to areas of environmental and scenic significance.
3. The purpose of the code will be achieved through the following overall outcomes:
   1. areas for use for primary production are conserved and fragmentation is avoided;
   2. uses that require isolation from urban areas as a consequence of their impacts, such as lighting, noise, dust or odour, may be appropriate where land-use conflicts are minimised;
   3. rural lots are consolidated to reduce fragmentation to maintain the predominant form of rural use in the area;
   4. development reflects and responds to the natural features and constraints of the land;
   5. development other than a rural use is directly associated with the rural character of the zone;
   6. development is separated from natural features such as creeks, gullies, waterways, wetlands and areas of bushland are retained, managed, enhanced and separated from development where possible;
   7. adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management;
   8. existing and future rural uses and activities are protected from the intrusion of incompatible uses.

#### Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 6.2.19.3.a – Rural zone code – self-assessable and assessable development

| Performance outcomes | Acceptable outcomes | Applicant response |
| --- | --- | --- |
| **For self-assessable and assessable development** | | |
| **Height** | | |
| **PO1**  The height of all buildings and structures is in keeping with the amenity of adjoining premises and the rural character of the area.  Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.  Note – The setbacks stated in AO2.1 correspond with the height stated in AO1.1. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2. | **AO1.1**  Buildings and structures are not more than 11 metres in height.  Note – Height is inclusive of the roof height. |  |
| **Setbacks** | | |
| **PO2**  Buildings and structures are set back to:  (a) maintain the rural character of the area;  (b) achieve appropriate separation from agricultural activities occurring on adjoining premises;  (c) achieve separation from neighbouring buildings and from road frontages. | **AO2.1**  Buildings and structures are set back not less than:  (a) 40 metres from the frontage to a State-controlled road;  (b) 10 metres from the frontage to a Major rural road;  (c) 6 metres from any other road;  (d) 6 metres from the side and rear boundaries of the site. |  |
| **For assessable development** | | |
| **Uses and other development** | | |
| **PO3**  Development is consistent with the purpose and overall outcomes sought for the zone. | **AO3.1**  No acceptable outcomes are provided. |  |
| **PO4**  Uses and other development include those that:  (a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities;  (b) promote low impact tourist activities based on the appreciation of the rural character and landscape;  (c) are compatible with rural activities or are capable of establishing in a rural settling within suitable buffers so that nearby rural activities are not compromised;  (d) protect areas of environmental significance. | **AO4.1**  No acceptable outcomes are provided. |  |
| **Site coverage** | | |
| **PO5**  The site coverage of buildings, structures and associated services does not have an intrusive effect on the rural or scenic values of the site. | **PO5.1**  No acceptable outcomes are provided. |  |
| **Site constraints** | | |
| **PO6**  Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.  Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds. | **AO6.1**  No acceptable outcomes are provided. |  |
| **Amenity** | | |
| **PO7**  Rural activities are protected from the intrusion of incompatible uses. | **AO7.1**  No acceptable outcomes are provided. |  |
| **PO8**  Noise emissions and air quality impacts are compatible with an active and productive rural setting. | **AO8.1**  No acceptable outcomes are provided. |  |
| **PO9**  Traffic generation is compatible with an active and productive rural environment. | **AO9.1**  No acceptable outcomes are provided. |  |
| **Additional requirements for Rural workers’ accommodation** | | |
| **PO10**  Where for Rural workers’ accommodation, accommodation is provided for workers employed on-site only. | **AO10.1**  No acceptable outcomes are provided. |  |