

Division 13 – Assessment Criteria for the Rural Zone

5.32 Rural Zone

The provisions in this division comprise the assessment criteria for the Rural Zone. They are:

- Overall outcomes for the Rural Zone (section 5.33);
- Specific outcomes, acceptable solutions and probable solutions for the Rural Zone (section 5.34).

5.33 Overall Outcomes for the Rural Zone

- (a) The overall outcomes for the Rural Zone together with the overall outcomes for all Planning Areas are the purpose of the Planning Area Code.
- (b) The overall outcomes sought for the Rural Zone are the following:
- A wide range of agricultural, forest practice, animal husbandry and rural support activities are encouraged;
 - Agricultural practices and associated activities are managed and located to ensure environmental sustainability;
 - The ongoing viability of extractive resource industries and extractive resource deposits is not compromised by the inappropriate location of residential and other sensitive uses;
 - Rural activities minimise negative impacts on sensitive receptors;
 - Agricultural land and rural industries are protected from the intrusion of incompatible development;
 - Adequate access to services, markets and labour is maintained;
 - The cultural, environmental and scenic values of the area are maintained;
 - Accommodation Buildings that cater for short term tourist stays are established in association with or in proximity to tourist attractions and rural based activities;
 - Activities avoid the fragmentation of land that compromise the viability and integrity of current and future rural based activities.

5.34 Specific Outcomes and Acceptable/Probable Solutions for the Rural Zone

The specific outcomes sought for the Rural Zone are included in column 1 of table 5.11. Acceptable solutions for self-assessable development and probable solutions for code assessable development are included in column 2 of table 5.11.

Table 5.11	
Rural Zone (Part 5 Division 13)	
Column 1	Column 2
Specific outcomes	Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
Consistent Uses	
SO1 The following defined uses are consistent uses and are located within the Rural Zone: Accommodation Building Agriculture Animal Husbandry (Intensive) Animal Husbandry (Non-Intensive) Aquaculture Cemetery Corrective Institution Dependent Person's Accommodation Display Home Dwelling House Educational Establishment Entertainment and Recreation (Indoors) Entertainment and Recreation	S1.1 No solution provided.

Table 5.11	
Rural Zone (Part 5 Division 13)	
Column 1	Column 2
Specific outcomes	Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
(Outdoors) Estate Sales Office Extractive Industry Forest Practice Funeral Parlour Home Based Business Hospital Landscape Supply Centre Landscape Supply Production where on a lot greater than 16ha Local Utility Major Utility Marina Park Place of Worship Restaurant Roadside Stall Rural Service Industry Rural Worker's Dwelling Service Station Special Care Facility Surgery Telecommunication Facility Transport Depot where on a lot greater than 16ha Veterinary Establishment Winery	
Inconsistent Uses	
SO2 The following defined uses are inconsistent uses and are not located within the Rural Zone: Car Parking Facility Car Wash Caravan Park Caretaker's Residence Child Care Centre Dual Occupancy Fuel Depot General Industry Hotel Landscape Supply Production where on a lot less than or equal to 16ha Market Medical Centre Motor Vehicle Repair Station Multiple Dwellings Office Recycling Yard	S2.1 No solution provided.

Table 5.11	
Rural Zone (Part 5 Division 13)	
Column 1	Column 2
Specific outcomes	Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
Relocatable Home Park Retail Showroom Retirement Village Sales or Hire Yard Service Industry Shop Special Industry Storage Facility Take Away Food Outlet Transport Depot where on a lot less than or equal to 16ha Vehicle Sales and Service Warehouse	
Accommodation Buildings	
SO3 Accommodation buildings or multiple dwellings that cater for tourists are established that have a direct nexus with a tourist feature or use, are compatible with the scenic, ecological or rural qualities and function of the surrounding landscape and are responsive to traditional building character.	S3.1 The site is at least 16.0 hectares in area. S3.2 The number of dwelling units does not exceed five (5). S3.3 The maximum internal floor area of each dwelling unit (exclusive of balconies, verandas and decks) is 50m ² . S3.4 Dwelling units are setback at least 100.0 metres from all property boundaries. S3.5 (a) Dwelling units are provided in the form of detached buildings Or (b) Accommodation is provided within an existing building. S3.6 Buildings are separated by a distance of between 1.5 metres and 10.0 metres. S3.7 The floor level of buildings is raised above natural ground level by low impact structural supports such as timber or steel posts. S3.8 Exterior elements of the building are rendered or painted in colours that are compatible with the dominant colours in the surrounding landscape such as neutral or subdued natural greens, browns and yellows. S3.9 Buildings are constructed from high quality lightweight materials such as timber and corrugated metal. S3.10 Buildings incorporate the following architectural features: (a) Large balconies, verandas or decks; (b) Sunhoods or other window screening devices; (c) Large eave overhangs; and

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	(d) Medium or steeply pitched pyramid, hip or gable roofs.
Forest Practice	
<p>SO4 Site users and people on nearby properties are not subjected to unacceptable risks to health or safety resulting from fire associated with Forest Practice.</p> <p>Note: Forest practice activities should be undertaken in accordance with a Forest Management Plan as outlined in Planning Scheme Policy 11 Forest Practice. Caboolture Shire Council holds a voluntary register of farm forestry properties. A property registration assists in demonstrating Forest Practice use rights over the long term of the use as an aid to the security of harvest.</p>	<p>S4.1 For forest practice, a firebreak of 20.0 metres is provided along each property boundary line.</p> <p>Note: This area may be cleared or contain fire retardant species.</p>
Building Design	
<p>SO5 Building scale, form and bulk is consistent to that of a Dwelling House and incorporates traditional Queensland design elements.</p>	<p>S5.1 Site cover does not exceed 50% of the total site area</p> <p>S5.2 (a) Length of wall, irrespective of recesses or projections, do not exceed 15.0 metres</p> <p>Or</p> <p>(b) Building bulk is reduced through:</p> <p>(i) Significant recesses and projections in the horizontal and vertical planes; and</p> <p>(ii) Elements of a finer scale than the main structural framing of the building.</p> <p>S5.3 Building utilities such as lift motor rooms and telecommunications equipment are designed as architectural features of the building.</p> <p>S5.4 Exterior elements of the building are rendered or painted in a range of compatible colours.</p> <p>S5.5 Buildings are constructed from high quality materials.</p> <p>S5.6 Buildings incorporate large decks, sun shading devices and other building features traditionally used in the design of Queensland houses.</p> <p>S5.7 The main face of the building directly addresses the street.</p> <p>S5.8 Buildings are orientated to be parallel to the alignment of the street or streets that they abut.</p> <p>S5.9 Glass does not exceed a maximum degree of reflection of both heat and light of 20%.</p>

Table 5.11	
Rural Zone (Part 5 Division 13)	
Column 1 Specific outcomes	Column 2 Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
Building Height	
SO6 Building heights do not result in the use appearing out of character with the surrounding built landscape nor detract from the amenity of adjoining or surrounding existing or future residential uses through direct overlooking of private areas, blocking or significantly impinging upon the penetration of desirable natural light and breezes or impeding significant view corridors.	S6.1 Building height does not exceed 8.5 metres and two storeys.
Environmental Nuisance	
SO7 The amenity of uses is protected from the impacts of dust, odour, chemicals and other environmental nuisances.	S7.1 Development is separated from rural activities in accordance with Table 5.12 – Rural activities separation distances.
Environmental Values	
SO8 Development avoids significant adverse impacts, including odours, noise and visually prominent structures, on the capacity to enjoy the recreational use and scenic amenity of Nature Conservation Areas, Conservation Estate areas and ecological corridors that are available for public recreation.	S8.1 No solution provided.
Inclusive Design	
SO9 Uses cater for, or can readily be adapted to cater for, persons with disabilities.	S9.1 Site entrances incorporate suitably graded ramps, handrails, tactile paving and other design features to enable unassisted entrance for persons with disabilities.
Open Space	
SO10 Large areas of open space are provided in prominent locations within the site to support the natural or semi natural, rural character of the zone.	S10.1 No solution provided.
Rural Service Industries	
SO11 The ongoing viability of Rural Service Industries is protected and Rural Service Industries do not adversely affect adjoining or surrounding land uses.	S11.1 New rural service industries are separated from sensitive receptors in accordance with Table 5.13 – Agriculture and forest practice separation distances. S11.2 Residential uses comprising two or more dwelling units or other uses that are sensitive to noise, odour or other environmental nuisances are separated from existing Rural Service Industries in accordance with Table 5.13 – Agriculture and forest practice separation distances.

Table 5.11	
Rural Zone (Part 5 Division 13)	
Column 1	Column 2
Specific outcomes	Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
<p>SO12 The allotment is of a sufficient size and dimensions to accommodate:</p> <p>(a) Required buildings and structures;</p> <p>(b) Vehicular access, manoeuvring and parking;</p> <p>(c) Landscaping and open space, including any necessary buffering.</p>	<p>S12.1 Rural Service Industries are located in lots having an area of at least 4000m².</p>
Rural Workers Dwellings	
<p>SO13 Small scale, low intensity accommodation is provided for rural workers.</p>	<p>S13.1 Rural Worker's Dwellings are only located on lots having an area of 4.0 hectares or greater.</p> <p>S13.2 No more than one (1) rural workers dwelling is provided per lot.</p> <p>S13.3 No more than five (5) bedrooms are contained within the Rural Workers Dwelling.</p>
Screening and Fences	
<p>SO14 Screening and fences:</p> <p>(a) are constructed from materials compatible with the buildings and site facilities;</p> <p>(b) assist in highlighting entrances and provide visual interest to the streetscape; and</p> <p>(c) enabling outlook from buildings to the street for safety and surveillance purposes.</p>	<p>S14.1 Fencing abutting public areas has a height of no greater than 1.2 metres.</p> <p>S14.2 For fencing that abuts a road where the control of environmental nuisances such as noise is important, fences have a height of no greater than 1.8 metres.</p> <p>S14.3 For every 5.0 metres of fence length, a recess capable of containing suitable plantings is provided.</p>
Site Area and Dimensions	
<p>SO15 The site has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaped open space.</p>	<p>S15.1 No solution provided.</p>
Site Configuration	
<p>SO16 Buildings and spaces are configured on site in a manner that optimises both reciprocal amenity and functionality and interaction between the public and private domains.</p>	<p>S16.1 Buildings are setback 6.0 metres from the primary road alignment and 3.0 metres from a secondary road alignment.</p> <p>S16.2 Buildings are setback 100.0 metres from a rear boundary.</p> <p>S16.3 Buildings are setback 100.0 metres from a side boundary.</p> <p>S16.4 Outdoor storage and utility areas are located behind buildings or screened</p>

Table 5.11 Rural Zone (Part 5 Division 13)	
Column 1 Specific outcomes	Column 2 Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
	through the use of enclosures, fencing and the like.
Waste Management	
<p>SO17 Refuse collection and recycling bins and storage facilities are:</p> <ul style="list-style-type: none"> (a) provided for site users; and (b) integrated with the surrounding development and do not impact upon the residential amenity of the site. <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: Recycling bins are not compulsory for industrial and commercial premises</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: The design of the site is to take into account the requirements of Council's policy Supply of Refuse and Recycling Services for Residential and Commercial Service.</p> </div>	<p>S17.1 No solution provided.</p>

Table 5.12 Rural Activities Separation Distances

Use/Activity	Minimum Separation Distance (metres)	Recommended Buffer Elements
RURAL USES AND ACTIVITIES		
Agriculture where chemical spray drift is an issue	300	Vegetation
Agriculture where odour is an issue	500	-
Agriculture where dust, smoke or ash is an issue	150	Vegetation
Agriculture where none of the above are an issue	40	Dense Vegetation
Forest Practice	30	-
Rural Service Industry	100	Visual Screening Devices
ANIMAL HUSBANDRY (INTENSIVE)		
Aquaculture	150	Vegetation
Cattery or Kennel	600	Visual Screening Devices
Feedlot	1000	Fencing Visual screening devices Vegetation
Piggery	1000	-
Poultry Farm	500	Visual Screening Devices

Note: The minimum separation distances relate to open buffers without suitable buffer elements. Where buffer elements are incorporated these distances may be reduced. The use of suitable buffer elements will be a major consideration for Council in determining any proposed reduction of minimum separation distances. Where a number of separation distances are required for different sensitive receptors, the largest separation distance relating to the proposed use will be required.

TABLE 5.13 Agriculture and Forest Practice Separation Distances

(a) Agriculture

SENSITIVE RECEPTOR	MINIMUM SEPARATION DISTANCE (metres)	RECOMMENDED BUFFER ELEMENTS
Residential Uses – where chemical spray drift is an issue	300	Vegetation
Residential Uses	40	Dense vegetation
Residential Uses – where odour is an issue	500	-
Residential Uses - Where dust smoke and ash is an issue	150	Vegetation

(b) Forest Practice

SENSITIVE RECEPTOR	MINIMUM SEPARATION DISTANCE (metres)	RECOMMENDED BUFFER ELEMENTS
Residential Uses	1.5 times the canopy height when fully grown.	Clear of vegetation

(c) Rural Service Industry

SENSITIVE RECEPTOR	MINIMUM SEPARATION DISTANCE (metres)	BUFFER ELEMENTS REQUIRED
Residential Uses	100	Visual screening devices
Road	20	Visual screening devices
Main Road	40	Visual screening devices
Allotment Boundary	10	Visual screening devices

Note (1): The minimum separation distances relate to open buffers without suitable buffer elements. Where buffer elements are incorporated these distances may be reduced. The use of suitable buffer elements will be a major consideration for Council in determining any proposed reduction of minimum separation distances. Where a number of separation distances are required for different sensitive receptors, the largest separation distance relating to the proposed use will be required.

Note (2): Residential uses are considered as residential subdivision, rural residential subdivision, and other places uses as human accommodation excluding dwellings associated with bonafide agricultural holdings.