4. Rural residential zone

Council’s Planning Scheme commenced on 1 February 2016. Since this time council has been working on the proposed amendment to the scheme to ensure it remains a living document that supports growth and maintains the region’s unique characteristics.

Council previously consulted the community on the proposed improvements to the planning scheme and supporting planning scheme policies. Council has now reviewed and considered much of this feedback, using it to inform the development of a new planning scheme amendment.

Council is now seeking community feedback on the new proposed amendment to the planning scheme and planning scheme policies.

The proposed changes generally aim to improve functionality and address implementation issues which have been identified since the planning scheme first came into effect.

The changes summarised in this information sheet may also be made in other areas of the planning scheme where similar outcomes are sought.

The proposed amendment only relates to changes to certain parts and provisions of the planning scheme. For example, whilst the proposed amendment is seeking to change car parking provisions for secondary dwellings, other requirements for secondary dwelling already exist in the planning scheme (design and setbacks etc.) and are proposed to continue. To determine the requirements for any proposed development the planning scheme must be considered in full.

The proposed key changes described in this information sheet relate primarily to dwelling houses and outbuildings (sheds) in rural residential areas. The proposed changes clarify existing assessment requirements for dwellings houses and separation distances for secondary dwellings (granny flats) and adjustments to requirements for setbacks, site cover and the maximum height of domestic outbuildings (sheds).
Proposed key changes include the following:

**Assessment requirements for dwelling houses in rural residential areas**
Most dwelling houses in rural residential areas can be constructed (with the involvement of a building certifier) without an application to council so long as the house can comply with the requirements in the planning scheme. However, some houses may not be able to fully comply and, depending on what aspect cannot be complied with, an application to council may be required. Changes are proposed to clarify the existing requirements and the circumstances when an application to council is required.

These proposed changes occur in Part 5 and Part 6 of the planning scheme.

**Retail and commercial activities in the rural residential zone**
Retail and commercial activities such as food and drink outlets, offices, shops and service (light) industries can be developed on mapped ‘Neighbourhood Hub’ lots in the rural residential zone. Neighbourhood Hub lots identified in the planning scheme are conveniently located places that are recognised and valued in the local community as a gathering place for people and an access point for a wide range of community activities, programs, services and events. Changes are proposed to allow development of Veterinary services, Indoor sport and recreation (for a gymnasium), Shopping centre and Agricultural supplies store on Neighbourhood Hub lots.

These proposed changes occur in Part 5 and Part 6 of the planning scheme.

**Clarification around level of assessment for Rural workers’ accommodation**
The planning scheme contains requirements for rural workers’ accommodation. The proposed changes correct an omission for rural workers’ accommodation, adding that it must be associated with a rural use occurring on the land in order to not require council approval.

These proposed changes occur in Part 5 of the planning scheme.

**Site cover of buildings in the rural residential areas**
The planning scheme currently contains limitations on the area of land in rural residential areas which may be covered by buildings and roofed structures (known as site coverage) based on two lot size categories. Changes are proposed to introduce more generous site coverage limits (in the form of maximum roofed areas) based on four (4) lot size categories (refer table below).

<table>
<thead>
<tr>
<th>Lot size</th>
<th>Maximum roofed area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 1500m²</td>
<td>50% of the lot</td>
</tr>
<tr>
<td>1500m² to 3000m²</td>
<td>750m²</td>
</tr>
<tr>
<td>Greater than 3000m² to 6000m²</td>
<td>25% of the lot</td>
</tr>
<tr>
<td>Greater than 6000m²</td>
<td>1500m²</td>
</tr>
</tbody>
</table>

These proposed changes occur in Part 6 and Part 7 of the planning scheme.

**Dwelling house setbacks in rural residential areas**
Dwelling houses and domestic outbuildings (sheds) are required to be set back from boundaries based on the height of the building proposed. Changes are proposed to reduce the minimum side and rear setback distances for buildings greater than three (3) metres in height (refer table below).

<table>
<thead>
<tr>
<th>Height of building wall</th>
<th>Setback distance to side &amp; rear boundaries</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current scheme</td>
<td>&gt;3 metres and &lt;8.5 metres</td>
</tr>
<tr>
<td>Proposed change</td>
<td>&gt;3 metres to 4.5 metres</td>
</tr>
<tr>
<td></td>
<td>&gt;4.5 metres</td>
</tr>
</tbody>
</table>

These proposed changes occur in Part 6 and Part 7 of the planning scheme.
**Height of domestic outbuildings (sheds) in rural residential areas**
The height limit for sheds in rural residential areas is currently four (4) metres. Non-compliance with the building height restriction means an application to Council is required. The proposed changes increase the height limit to 4.5 metres to take into account the preference for larger sheds on rural blocks.

These proposed changes occur in Part 6 and Part 7 of the planning scheme.

**Building on sloping sites**
The planning scheme contains requirements for development on sloping sites in rural areas. These existing requirements respond to slope by regulating building and site design. Changes are proposed to remove these requirements and instead regulate the extent of earthworks and the impacts these will have on the street and adjoining residents.

These proposed changes occur in Part 6 and Part 7 of the planning scheme.

**Distance of secondary dwelling (granny flat) from main house**
Secondary dwellings are intended to be located in proximity to the primary dwelling (main house). The planning scheme requires secondary dwellings to be located within 50m of the main dwelling. Changes clarify how the separation distance is measured (i.e. from the outermost projection of the primary dwelling to the outermost projection of the secondary dwelling) and that the entire secondary dwelling does not need to be contained within 50m.

These proposed changes occur in Part 6 of the planning scheme.