

5.5.11 Rural residential zone

The following table identifies the categories of development and the categories of assessment for making a material change of use of land according to its zone. The table should be read in conjunction with section 5.3 to determine when the assessment levels in this table may be varied by other provisions of this planning scheme.

**Table 5.5.11.1 Rural residential zone**

<p>Note - There are specific exemptions to the categories of development and categories of assessment for some of the uses within the activity groups listed below where conducted as temporary activities. These exceptions appear as use specific entries within the table and prevail over the categories of assessment identified in the activity group.</p> <p>Note - Uses listed in the Activity Groups may also be included as use specific entries within the table.</p>		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<p><b>Activity Group</b></p> <p><b>Community activities:</b></p> <ul style="list-style-type: none"> <li>• Child care centre<sup>(13)</sup></li> <li>• Community use<sup>(17)</sup></li> <li>• Educational establishment<sup>(24)</sup></li> <li>• Health care services<sup>(33)</sup></li> <li>• Place of worship<sup>(60)</sup></li> </ul>	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>i. on a community activity lot identified on Overlay map - Community activities and neighbourhood hubs; and</li> <li>ii. using an existing building.</li> </ul>	6.2.11 'Rural residential zone code'
	<b>Assessable development - Code assessment</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>i. on a community activity lot or on a lot immediately adjoining a community activity lot identified on Overlay map - Community activities and neighbourhood hubs; and</li> <li>ii. if not otherwise specified.</li> </ul>	6.2.11 'Rural residential zone code'
<p><b>Activity Group</b></p> <p><b>Retail and commercial activities:</b></p> <ul style="list-style-type: none"> <li>• Agricultural supplies store<sup>(2)</sup></li> <li>• Food and drink outlet<sup>(28)</sup></li> <li>• Indoor sport and recreation<sup>(38)</sup> - for a gymnasium</li> <li>• Office<sup>(53)</sup></li> <li>• Service industry<sup>(73)</sup></li> <li>• Shop<sup>(75)</sup></li> </ul>	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>i. on a neighbourhood hub lot identified on Overlay map - Community activities and neighbourhood hubs; and</li> <li>ii. using an existing building.</li> </ul>	6.2.11 'Rural residential zone code'
	<b>Assessable development - Code assessment</b>	
	<p>If:</p>	6.2.11 'Rural residential zone code'

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<ul style="list-style-type: none"> <li>Shopping centre<sup>(76)</sup></li> <li>Veterinary services<sup>(87)</sup></li> </ul>	<ul style="list-style-type: none"> <li>i. on a neighbourhood hub lot identified on Overlay map - Community activities and neighbourhood hubs; and</li> <li>ii. if not otherwise specified.</li> </ul>	
<b>Animal husbandry<sup>(4)</sup></b>	<b>Accepted development</b>	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.  Editor's note - Development approval is not required	
	<b>Accepted development subject to requirements</b>	
<b>Animal keeping<sup>(5)</sup></b>	<b>Accepted development</b>	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.  Editor's note - Development approval is not required	
	<b>Accepted development subject to requirements</b>	
	If:  i. not a cattery or kennel; and ii. if not complying with the circumstances for accepted development.	6.2.11 'Rural residential zone code'
<b>Aquaculture<sup>(6)</sup></b>	<b>Accepted development subject to requirements</b>	
	If:  i. the surface area of ponds or water behind dams associated with aquaculture is no more than 200m <sup>2</sup> ; and ii. the GFA of buildings housing above ground water tanks or pumps is no more than 50m <sup>2</sup> .	6.2.11 'Rural residential zone code'
<b>Cemetery<sup>(12)</sup></b>	<b>Accepted development</b>	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.  Editor's note - Development approval is not required	

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<b>Club<sup>(14)</sup></b>	<b>Assessable development - Code assessment</b>	
	In all instances.	6.2.11 'Rural residential zone code'
<b>Community residence<sup>(16)</sup></b>		
	Editor's note - See Table 5.4.1 Development under Schedule 6 of the Regulation: Material change of use	Editor's note - See Table 5.4.1 Development under Schedule 6 of the Regulation: Material change of use
<b>Cropping<sup>(19)</sup></b>	<b>Accepted development subject to requirements</b>	
	If not involving forestry for wood production.	6.2.11 'Rural residential zone code'
<b>Dwelling house<sup>(22)</sup></b>  Editor's note - A Dwelling house <sup>(22)</sup> in the Rural residential zone is not subject to the Dwelling house code.	<b>Accepted development</b>	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.  Editor's note - Development approval is not required	
	<b>Accepted development subject to requirements</b>	
	If not otherwise specified.	6.2.11 'Rural residential zone code'  Editor's note - for the assessment of a Dwelling house, the following RADs are applicable: RAD 1, RAD4, RAD6, RAD8 - RAD11, RAD12, RAD14 - RAD15, RAD17, RAD19 - RAD32, RAD48 - RAD57, RAD102 - RAD105, RAD107 - RAD109, RAD111 - RAD121, RAD123 - RAD124, RAD126 - RAD128, RAD131, RAD133 - RAD136, RAD138, RAD141 - RAD145.
<b>Emergency services<sup>(25)</sup></b>	<b>Accepted development subject to requirements</b>	
	In all instances.	6.2.11 'Rural residential zone code'
<b>Environment facility<sup>(26)</sup></b>	<b>Accepted development</b>	
	If not involving building works.  Editor's note - Development approval is not required	
	<b>Accepted development subject to requirements</b>	
	If not otherwise specified.	6.2.11 'Rural residential zone code'
<b>Food and drink outlet<sup>(28)</sup></b>	<b>Accepted development</b>	

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	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'</p> <p>Editor's note - Development approval is not required</p>	
<b>Function facility<sup>(29)</sup></b>	<b>Accepted development</b>	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
<b>Home based business<sup>(35)</sup></b>	<b>Accepted development</b>	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
	<b>Accepted development subject to requirements</b>	
	If not otherwise specified.	6.2.11 'Rural residential zone code'
<b>Indoor sport and recreation<sup>(38)</sup></b>	<b>Accepted development</b>	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
<b>Intensive horticulture<sup>(40)</sup></b>	<b>Accepted development subject to requirements</b>	
	If on a lot with an area of 1 ha or more.	6.2.11 'Rural residential zone code'
	<b>Assessable development - Code assessment</b>	
	If not otherwise specified.	6.2.11 'Rural residential zone code'
<b>Major electricity infrastructure<sup>(43)</sup></b>	<b>Accepted development</b>	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p>	

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	Editor's note - Development approval is not required	
<b>Market<sup>(46)</sup></b>	<b>Accepted development</b>	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.  Editor's note - Development approval is not required	
<b>Motor sport facility<sup>(48)</sup></b>	<b>Accepted development</b>	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.  Editor's note - Development approval is not required	
<b>Nightclub entertainment facility<sup>(51)</sup></b>	<b>Accepted development</b>	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.  Editor's note - Development approval is not required	
<b>Non-resident workforce accommodation<sup>(52)</sup></b>	<b>Accepted development subject to requirements</b>	
	If:  i. on a lot with an area of 2 ha or more; and  ii. accommodating no more than 12 persons.	6.2.11 'Rural residential zone code'
	<b>Assessable development - Code assessment</b>	
	If:  i. on a lot with an area of 2 ha or more; and  ii. accommodating more than 12 persons.	6.2.11 'Rural residential zone code'
<b>Outdoor sport and recreation<sup>(55)</sup></b>	<b>Accepted development</b>	

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	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>i. located on Council owned or controlled land;</li> <li>ii. identified on and is in accordance with a Council Master Plan approved under Council policy;</li> <li>iii. not complying with the circumstances for accepted development.</li> </ul>	6.2.11 'Rural residential zone code'
	<b>Assessable development - Code assessment</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>i. located on Council owned or controlled land; and</li> <li>ii. not otherwise specified.</li> </ul>	6.2.11 'Rural residential zone code'
<b>Park<sup>(57)</sup></b>	<b>Accepted development</b>	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
<b>Permanent plantation<sup>(59)</sup></b>	<b>Accepted development subject to requirements</b>	
	In all instances.	6.2.11 'Rural residential zone code'
<b>Roadside stall<sup>(68)</sup></b>	<b>Accepted development</b>	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	

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	<b>Accepted development subject to requirements</b>	
	If not otherwise specified.	6.2.11 'Rural residential zone code'
<b>Rural industry<sup>(70)</sup></b>	<b>Accepted development subject to requirements</b>	
	If: i. only associated with a rural use occurring on the lot; ii. on a lot with an area of 1 ha or more; and iii. having a GFA no more than 150m <sup>2</sup> .	6.2.11 'Rural residential zone code'
	<b>Assessable development - Code assessment</b>	
	If not otherwise specified.	6.2.11 'Rural residential zone code'
<b>Rural workers' accommodation<sup>(71)</sup></b>	<b>Accepted development subject to requirements</b>	
	If: i. only associated with a rural use occurring on the lot; ii. on a lot with an area of 2 ha or more; and iii. accommodating no more than 12 persons.	6.2.11 'Rural residential zone code'
	<b>Assessable development - Code assessment</b>	
	If: i. Only associated with a rural use occurring on the lot ii. on a lot with an area of 2 ha or more; and iii. accommodating more than 12 persons.	6.2.11 'Rural residential zone code'
<b>Sales office<sup>(72)</sup></b>	<b>Accepted development subject to requirements</b>	
	If carried out on the same premises, or adjacent to land or buildings, being displayed or sold.	6.2.11 'Rural residential zone code'
	<b>Code-assessment</b>	
	If not otherwise specified.	6.2.11 'Rural residential zone code'
<b>Shop<sup>(75)</sup></b>	<b>Accepted development</b>	

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	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
<b>Substation<sup>(80)</sup></b>	<b>Accepted development</b>	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
	<b>Assessable development - Code assessment</b>	
	If not otherwise specified.	6.2.11 'Rural residential zone code'
<b>Telecommunications facility<sup>(81)</sup></b>	<b>Accepted development</b>	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>i. co-locating with an existing facility;</li> <li>ii. not increasing the height of the facility by more than 5m; and</li> <li>iii. not complying with the circumstances for accepted development.</li> </ul>	6.2.11 'Rural residential zone code'
<b>Theatre<sup>(82)</sup></b>	<b>Accepted development</b>	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
<b>Tourist attraction<sup>(83)</sup></b>	<b>Accepted development</b>	



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	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
<b>Utility installation<sup>(86)</sup></b>	<b>Accepted development</b>	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
	<b>Assessable development - Code assessment</b>	
	If not otherwise specified.	6.2.11 'Rural residential zone code'
<b>Veterinary services<sup>(87)</sup></b>	<b>Accepted development subject to requirements</b>	
	If on a lot with an area of 1 ha or more.	6.2.11 'Rural residential zone code'
	<b>Assessable development - Code assessment</b>	
	If not otherwise specified.	6.2.11 'Rural residential zone code'
<b>Wholesale nursery<sup>(89)</sup></b>	<b>Accepted development subject to requirements</b>	
	If on a lot with an area of 1 ha or more.	6.2.11 'Rural residential zone code'
<b>Winery<sup>(90)</sup></b>	<b>Assessable development - Code assessment</b>	
	In all instances.	6.2.11 'Rural residential zone code'
<b>Assessable development - Impact assessment</b>		
<p>Any other use not listed in this table.</p> <p>Any use listed in the table and not complying with the criteria in the categories of development and categories of assessment column.</p> <p>Any other undefined use.</p>		The planning scheme

Editor's note - The above categories of development and categories of assessment apply unless otherwise prescribed in the Regulation