

Division 14 – Assessment Criteria for the Rural Residential Zone

5.35 Rural Residential Zone

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

- Overall outcomes for the Rural Residential Zone (section 5.36);
- Specific outcomes, acceptable solutions and probable solutions for the Rural Residential Zone (section 5.37).

5.36 Overall Outcomes for the Rural Residential Zone

- (a) The overall outcomes for the Rural Residential 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 Residential Zone are the following:
 - (i) Development is consistent with single detached dwellings on large lots, with restricted agriculture and non-intensive animal husbandry activities contributing to a semi-rural setting;
 - (ii) Development maximises both indoor and outdoor privacy through building design, location and orientation;
 - (iii) Pedestrian and vehicle networks promote integration of residential areas and maximises connectivity for different modes of private and public transport, while maintaining the effective and efficient function of the road hierarchy;
 - (iv) A range of appropriate lot sizes are provided to maximise residential choice, retain areas for possible long term residential development and accommodate required infrastructure, such as on-site effluent disposal areas;
 - (v) Commercial uses of a size and scale that provide only for the convenience of the local residents are appropriately located within the local catchment;
 - (vi) Adequate services are provided that do not adversely affect the environment and biodiversity of the area and do not impact on water catchment resources;
 - (vii) Adequate buffers exist to minimise the adverse impact of rural and other non-residential activities;
 - (viii) Development does not pre-empt or compromise the potential development of the Rural Residential (Transition Area designation) for urban purposes beyond the life of the planning scheme.

5.37 Specific Outcomes and Acceptable/Probable Solutions for the Rural Residential Zone

The specific outcomes sought for the Rural Residential Zone are included in column 1 of table 5.14. Acceptable solutions for self-assessable development and probable solutions for code assessable development are included in column 2 of table 5.14.

Table 5.14	
Rural Residential Zone (Part 5 Division 14)	
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 Residential Zone: Agriculture Animal Husbandry (Non-Intensive) Aquaculture where total area of ponds or dams does not exceed 200m ² Child Care Centre Dependent Person's Accommodation Display Home Dwelling House Educational Establishment Entertainment and Recreation (Indoors) Entertainment and Recreation (Outdoors)	S1.1 No solution provided.

Table 5.14	
Rural Residential Zone (Part 5 Division 14)	
Column 1 Specific outcomes	Column 2 Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
Estate Sales Office Forest Practice Funeral Parlour Home Based Business Landscape Supply Centre Local Utility Major Utility Park Place of Worship Roadside Stall Shop Special Care Facility Surgery Veterinary Establishment	
Inconsistent Uses	
SO2 The following defined uses are inconsistent uses and are not located within the Rural Residential Zone: Accommodation Building Animal Husbandry (Intensive) Aquaculture where total area of ponds or dams exceeds 200m ² Car Parking Facility Car Wash Caravan Park Caretaker's Residence Cemetery Corrective Institution Dual Occupancy Extractive Industry Fuel Depot General Industry Hospital Hotel Landscape Supply Production Marina Market Medical Centre Motor Vehicle Repair Station Multiple Dwellings Office Recycling Yard Relocatable Home Park Restaurant Retail Showroom Retirement Village Rural Service Industry Rural Worker's Dwelling	S2.1 No solution provided.

Table 5.14 Rural Residential Zone (Part 5 Division 14)	
Column 1 Specific outcomes	Column 2 Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
Sales or Hire Yard Service Industry Service Station Special Industry Storage Facility Take Away Food Outlet Telecommunication Facility Transport Depot Vehicle Sales and Service Warehouse Winery	
Forest Practice	
SO3 Site users and people on nearby properties are not subjected to unacceptable risks to health or safety resulting from fire associated with Forest Practice.	S3.1 For forest practice, a firebreak of 20.0 metres is provided along each property boundary line. <div> Note: This area may be cleared or contain fire retardant species. </div> S3.2 Setbacks distances are provided in accordance with Table 5.15 – Agriculture and forest practice separation distances.
<div> 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. </div>	
Building Design	
SO4 Building scale, form and bulk is consistent to that of a Dwelling House and incorporates traditional Queensland design elements.	S4.1 Site cover does not exceed 50% of the total site area. S4.2 (a) Length of wall, irrespective of recesses or projections, do not exceed 15.0 metres Or (b) Building bulk is reduced through: <ul style="list-style-type: none"> (i) Significant recesses and projections in the horizontal and vertical planes; and (ii) Elements of a finer scale than the main structural framing of the building. S4.3 Building utilities and telecommunications facilities are designed as architectural features of the building. S4.4 Exterior elements of the building are rendered or painted in a range of compatible colours. S4.5 Buildings are constructed from high quality materials. S4.6 Buildings incorporate large decks, sun shading devices and other building

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	<p>features traditionally used in the design of Queensland houses.</p> <p>S4.7 The main face of the building directly addresses the street.</p> <p>S4.8 Buildings are orientated to be parallel to the alignment of the street or streets that they abut.</p> <p>S4.9 Glass does not exceed a maximum degree of reflection of both heat and light of 20%.</p>
Building Height	
<p>SO5 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.</p>	<p>S5.1 Building height does not exceed 8.5 metres and two storeys.</p>
Environmental Nuisance	
<p>SO6 The amenity of uses is protected from the impacts of dust, odour, chemicals and other environmental nuisances.</p>	<p>S6.1 Development is separated from rural activities in accordance with Table 5.16 – Rural activities separation distances.</p>
Inclusive Design	
<p>SO7 Uses cater for, or can readily be adapted to cater for, persons with disabilities.</p>	<p>S7.1 Entrances to sites from roads and footpaths incorporate suitably graded ramps, handrails, tactile paving and other design features to enable unassisted entrance for persons with disabilities.</p>
Long Term Development	
<p>SO8 Land in the Rural Residential (Transition Area designation) is retained in large lot sizes and is not developed for purposes that might conflict with or constrain possible future urban development.</p> <p>Note: Transition Area Designations for the Rural Residential Zone are identified in Schedule 6.</p>	<p>S8.1 No solution provided.</p>
Open Space	
<p>SO9 Large areas of open space are provided in prominent locations within sites to support the open, semi natural character or the zone.</p>	<p>S9.1 No solution provided</p>
Screening and Fences	
<p>SO10 Screening and fences:</p>	<p>S10.1 Fencing abutting public areas has a height of no greater than 1.2 metres.</p>

Table 5.14 Rural Residential Zone (Part 5 Division 14)	
Column 1 Specific outcomes	Column 2 Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
(a) are constructed from materials compatible with the buildings and site facilities; (b) assist in highlighting entrances and provide visual interest to the streetscape; and (c) enabling outlook from buildings to the street for safety and surveillance purposes.	S10.2 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. S10.3 For every 5.0 metres of fence length, a recess capable of containing suitable plantings is provided.
Shops	
SO11 Limited, small scale local shopping facilities are established at accessible locations only where the use clearly satisfies a demonstrated community need.	S11.1 At least 75% of the target population catchment is located within 500.0 metres of the Shop. S11.2 The Shop has a maximum gross floor area of 250m ² . S11.3 The Shop is located on a corner site that has at least one boundary abutting a residential collector or higher order road. S11.4 The Shop is located within 100.0 metres walking distance of a public transport stop.
Site Area and Dimensions	
SO12 The site has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaped open space.	S12.1 No solution provided.
Site Configuration	
SO13 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.	S13.1 Buildings are setback 6.0 metres from the primary road alignment and 3.0 metres from a secondary road alignment. S13.2 Buildings are setback 10.0 metres from a rear boundary. S13.3 Buildings are setback 10.0 metres from a side boundary. S13.4 Outdoor storage and utility areas are located behind buildings or screened through the use of enclosures, fencing and the like.
Waste Management	
SO14 Refuse collection and recycling bins and storage facilities are: (a) provided for site users; and (b) integrated with the surrounding development and do not impact upon the residential amenity of the site.	S14.1 No solution provided.

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<p>Note: Recycling bins are not compulsory for industrial and commercial premises</p>	
<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>	

Table 5.15 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.

Table 5.16 Separation Distances from existing Rural Activities

Use	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.