

6.2.19 Rural zone code

6.2.19.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Rural zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Rural zone code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

6.2.19.2 Purpose and overall outcomes

- (1) The purpose of the Rural zone code is to provide for a wide range of rural activities and a limited range of non-rural activities which complement, value add or provide a service to rural areas.

Activities in rural areas maintain and enhance the character, visual amenity and rural production capability of the area.

- (2) The purpose of the Rural zone code will be achieved through the following overall outcomes:-
 - (a) development provides for a wide range of rural activities including *animal husbandry, aquaculture, cropping, intensive horticulture, roadside stalls, rural industries, wholesale nurseries and wineries*;
 - (b) more intensive rural activities including *animal keeping, intensive animal industry and extractive industry* may also be established in the zone provided that adverse environmental and amenity impacts are avoided or appropriately managed;
 - (c) permanent residential accommodation is limited to *dwelling houses* on existing lots. Temporary residential accommodation which complements rural uses and promotes the sustainable use of rural land or the appreciation of the natural environment may also be established in the zone;
 - (d) *home based business* may be established in the zone where the nature, scale and intensity of the activity is compatible with the character and amenity of the surrounding locality;
 - (e) other non-rural activities that are compatible with a rural setting and support rural enterprise or tourism are also encouraged where they do not compromise the use of the land for rural activities;
 - (f) non-rural activities are located, designed and operated to minimise conflicts with existing and future rural activities on surrounding rural lands and avoid significant effects on rural amenity including through adverse noise or traffic generation;
 - (g) intensive rural activities are not located adjacent to *sensitive land uses*, and are designed and operated to maintain the rural character and amenity of the zone;
 - (h) existing community title settlements established in the zone, such as Crystal Waters Eco-village, continue to provide for self-contained or semi-self-contained community living based on sustainability principles. These settlements are generally not expanded other than to provide for *ancillary* and small scale agricultural, employment, education and commercial functions that directly support the community and assist sustainability;
 - (i) existing rural service nodes accommodating non-rural activities are recognised but are generally not expanded other than for the purposes of development which is consistent with the intent of the Rural zone and is otherwise compatible with the function of the particular service node;
 - (j) development does not alienate or fragment agricultural land class A and class B, strategic cropping land (SCL) or potential SCL unless:-

- (i) there is an overriding need for the development in terms of public benefit; and
 - (ii) no other *site* is suitable for the particular purpose;
- (k) development protects other natural resources, including *extractive resources*, and ensures such resources remain available for use;
- (l) the built form of development integrates with and complements the predominant rural character intended for the zone and sensitively responds to the environmental and topographic features of the landscape;
- (m) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical character and minimises the consumption of energy and water;
- (n) development maintains and enhances the significant scenic and landscape values of the area;
- (o) development protects and provides for regional recreational trails through the dedication of land or public easement where required to maintain the integrity and connectedness of the trail corridor;
- (p) development does not adversely impact upon the functional integrity of the regional inter-urban break and sub-regional inter-urban breaks that provide separation between urban areas and reinforces the individual sense of identity of places and communities;
- (q) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through sensitive location, design, operation and management;
- (r) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (s) development provides for *infrastructure* and services that are commensurate with the nature and scale of development that is expected to occur in the area;
- (t) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*;
- (u) development in Precinct RUR1 (Meridan Plains Extractive Resource Area) provides for extractive industries that:-
 - (i) maintain or improve the integrity of the Mooloolah River and the flood storage capacity of the Mooloolah River *floodplain*;
 - (ii) maintain, as far as practicable, the flow conveyance patterns of the Mooloolah River *floodplain*, avoid any worsening of existing flooding conditions and protect the existing ground water regime;
 - (iii) protect, *buffer* and reconnect *ecologically important areas*;
 - (iv) maintain the quality and quantity of surface water and groundwater;
 - (v) avoid adverse impacts on upstream and downstream properties;
 - (vi) minimise the visual impacts of *extractive industry* operations on the scenic values of the *floodplain* as an open landscape;
 - (vii) provide for the rehabilitation of the area in a manner that supports the establishment of a range of complementary open space and recreation uses within a post extraction setting;
 - (viii) provide land for continuous public access trails along a rehabilitated Mooloolah River esplanade connecting to public access points and open space areas; and
 - (ix) protect the advanced waste water and sewage treatment plant *site*; and
- (v) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.19.2.1 (Consistent uses and potentially consistent uses in the Rural zone)** to occur in the Rural zone; and

- (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.19.2.1** to occur in the Rural zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.19.2.1** is an inconsistent use and is not intended to occur in the Rural zone.

Table 6.2.19.2.1 Consistent uses and potentially consistent uses in the Rural zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Dwelling house</i> (b) <i>Nature-based tourism</i> (where for a <i>camping ground</i> or not more than 8 holiday cabins) (c) <i>Short-term accommodation</i> (where for a farm stay or not more than 8 holiday cabins)	(a) <i>Caretaker's accommodation</i> (b) <i>Nature-based tourism</i> (where other than as specified in column 1) (c) <i>Short-term accommodation</i> (where other than as specified in column 1) (d) <i>Tourist park</i> (e) <i>Resort complex</i> (where for an eco-resort)
Business activities	
(a) <i>Home based business</i> (b) <i>Market</i> (where conducted on <i>Council</i> owned or controlled land) (c) <i>Sales office</i> (where for a prize home) (d) <i>Shop</i> (where for an <i>art and craft centre</i> not exceeding a gross floor area of 300m ²)	(a) <i>Food and drink outlet</i> (b) <i>Function facility</i> (c) <i>Market</i> (where other than as specified in column 1) (d) <i>Service station</i> (e) <i>Shop</i> (where for an <i>art and craft centre</i> exceeding a gross floor area of 300m ²) (f) <i>Tourist attraction</i> (g) <i>Veterinary services</i>
Industrial activities	
(a) <i>Extractive industry</i> (where identified as a State Key Resource Area or Local Resource Area on an Extractive Resources Overlay Map) (b) <i>Transport depot</i> (where involving the storage of no more than 2 vehicles)	(a) <i>Extractive industry</i> (where other than as specified in column 1)
Community activities	
(a) <i>Community use</i> (where located on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i>) (b) <i>Emergency services</i>	(a) <i>Cemetery</i> (b) <i>Community use</i> (where other than as specified in column 1) (c) <i>Educational establishment</i> (where ancillary to and directly related to a rural activity on the same site) (d) <i>Place of worship</i>
Sport and recreation activities	
<i>Park</i>	(a) <i>Outdoor sport and recreation</i> (b) <i>Motor sport facility</i>
Rural activities	
(a) <i>Animal husbandry</i> (b) <i>Aquaculture</i> (c) <i>Cropping</i> (d) <i>Intensive animal industry</i> (where involving less than 21 standard units of pigs, less than 1,000 birds or poultry, less than 50 standard units of cattle or less than 350 standard units of sheep) (e) <i>Intensive horticulture</i> (f) <i>Permanent plantation</i> (g) <i>Roadside stall</i> (h) <i>Rural industry</i> (where no part of the <i>use area</i> is within 200 metres of a <i>site</i> in the Rural residential zone or 500 metres of a <i>site</i> in a <i>residential zone</i>) (i) <i>Rural workers accommodation</i> (where involving accommodation for no more than 20 persons) (j) <i>Wholesale nursery</i> (k) <i>Winery</i>	(a) <i>Animal keeping</i> (b) <i>Agricultural supplies store</i> (c) <i>Intensive animal industry</i> (where other than as specified in column 1) (d) <i>Rural industry</i> (where other than as specified in column 1) (e) <i>Rural workers accommodation</i> (where other than as specified in column 1)
Other activities	
(a) <i>Renewable energy facility</i> (where a solar farm) (b) <i>Utility installation</i> (where a <i>local utility</i>)	(a) <i>Major electricity infrastructure</i> (b) <i>Renewable energy facility</i> (where other than as specified in column 1) (c) <i>Substation</i> (d) <i>Telecommunications facility</i> (e) <i>Utility installation</i> (where other than as specified in column 1)