

6.2.20 Rural residential zone code

6.2.20.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Rural residential zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Rural residential 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.

6.2.20.2 Purpose and overall outcomes

- (1) The purpose of the Rural residential zone code is to ensure that development is low density and semi-rural in nature, and rural activities are limited to small-scale activities that do not impact on the rural residential amenity of the zone.
- (2) The purpose of the Rural residential zone code will be achieved through the following overall outcomes:-
 - (a) development provides for low density residential activities, in the form of *dwelling houses* on relatively large lots within a semi-rural setting;
 - (b) *home based businesses* may also be established in the zone where the scale, intensity and nature of the activity does not disturb the rural residential character and amenity of the surrounding locality;
 - (c) non-residential uses are limited to small scale and low intensity rural activities that are compatible with the prevailing rural residential character and amenity of the zone;
 - (d) the built form of development integrates with and complements the predominant rural residential character intended for the locality and sensitively responds to the environmental and topographic features of the landscape;
 - (e) development for residential activities adjacent to rural land does not interfere with the existing or ongoing use of rural land for productive agricultural purposes;
 - (f) development incorporates a high level of residential amenity, personal health and safety and protection for property;
 - (g) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
 - (h) 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 location, design, operation and management;
 - (i) 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;
 - (j) development is provided with an appropriate level of services and *infrastructure* that maintains public health, ensures the safety of buildings and works and avoids negative impacts on the natural environment;
 - (k) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
 - (l) development provides for the following:-

- (i) a use listed as a consistent use in column 1 of **Table 6.2.20.2.1 (Consistent uses and potentially consistent uses in the Rural residential zone)** to occur in the Rural residential zone; and
- (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.20.2.1** to occur in the Rural residential 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 6.2.20.2.1** is an inconsistent use and is not intended to occur in the Rural residential zone.

Table 6.2.20.2.1 Consistent uses and potentially consistent uses in the Rural residential zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Community residence</i>	<i>Nature-based tourism</i>
(b) <i>Dwelling house</i>	
Business activities	
(a) <i>Home based business (where other than a high impact home based business activity)</i>	None
(b) <i>Sales office</i>	
Community activities	
(a) <i>Community use (where located on Council owned or controlled land and undertaken by or on behalf of the Council)</i>	None
(b) <i>Emergency services</i>	
Sport and recreation activities	
<i>Park</i>	None
Rural activities	
(a) <i>Animal husbandry (where involving grazing of livestock only)</i>	<i>Cropping (where other than as specified in column 1)</i>
(b) <i>Cropping (where not forestry for wood production or where not involving the mechanical spraying of any pesticide or herbicide)</i>	
(c) <i>Roadside stall</i>	
Other activities	
<i>Utility installation (where a local utility)</i>	None