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### Rural zone code

#### Application

This code applies to development:-

1. within the Rural zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
2. identified as requiring assessment against the Rural zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### Purpose and overall outcomes

1. The purpose of the Rural zone is to:-
2. provide for rural uses and activities; and
3. provide for other uses and activities that are compatible with:-
4. existing and future rural uses and activities; and
5. the character and environmental features of the zone; and
6. maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.
7. The purpose of the Rural zone code will be achieved through the following overall outcomes:-
	1. development provides for a broad range of rural activities as well as more intensive rural activities, provided that adverse environmental and amenity impacts are avoided or appropriately managed;
	2. permanent residential accommodation in the zone is generally limited in scale and intensity;
	3. complementary uses such as on-farm rural workers’ accommodation, visitor accommodation and non-rural uses that support rural enterprise or rural tourism activities may be established in the zone;
	4. development minimises conflicts with existing and future rural uses and activities on the surrounding rural lands and ensures that the productive capacity of rural land is protected for rural uses and associated value adding industries;
	5. development provides for the protection of agricultural land classification (ALC) Class A and Class B land for sustainable agricultural use;
	6. further subdivision of rural lands is minimised and fragmentation is prevented, to maintain viable farm sizes and to support the ability of landowners to continue rural pursuits;
	7. development maintains the rural and landscape character, scale and amenity of the zone;
	8. development has a predominantly low rise built form to maintain the rural character and amenity of the zone; and
	9. development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

#### Specific benchmarks for assessment

**Table 6.2.17.3.1 Benchmarks for assessable development**

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations**  |
| --- | --- | --- |
| ***Land use composition*** |
| **PO1**Development in the Rural zone provides for a broad range of rural activities to support the ongoing productive use of rural lands.Note—such rural activities include animal husbandry, aquaculture, cropping, permanent plantations, intensive horticulture, roadside stalls, wholesale nurseries and wineries.  | **AO1**No acceptable outcome provided. | Provide a brief description how your proposal complies with the relevant Acceptable outcome (if applicable) or a detailed analysis how compliance is achieved with the Performance outcome. |
| **PO2**More intensive rural activities are supported in the zone, provided that adverse environmental and amenity impacts are avoided or appropriately managed.Note—such activities include animal keeping, intensive animal industry and rural industry. | **AO2**No acceptable outcome provided. | Click and provide your representations. |
| **PO3**Permanent forms of residential accommodation in the zone are generally limited to dwelling houses and caretaker’s accommodation on existing lots. | **AO3**No acceptable outcome provided. | Click and provide your representations. |
| **PO4**Visitor accommodation and other non-rural uses that support rural enterprise or rural based tourism activities may be established in the zone where such uses:-1. complement rural uses;
2. promote the sustainable use of rural land;
3. do not compromise the use of the land for rural activities; and
4. would not be more appropriately located in, and do not undermine the role of, a nearby rural town or village.
 | **AO4**No acceptable outcome provided. | Click and provide your representations. |
| ***Effects of development*** |
| **PO5**Non-rural uses are located, designed and operated to minimise conflicts with existing and future rural uses and activities on the surrounding rural lands. | **AO5**No acceptable outcome provided. | Click and provide your representations. |
| **PO6**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. | **AO6**No acceptable outcome provided. | Click and provide your representations. |
| **PO7**Development for extractive industry uses is appropriately designed, operated and managed to minimise significant nuisance and environmental impacts on surrounding premises. | **AO7**No acceptable outcome provided. | Click and provide your representations. |
| ***Protection of agricultural land*** |
| **PO8**Development does not alienate, fragment or diminish productivity of agricultural land classification (ALC) Class A and Class B land, unless:-1. there is an overriding need for the development in terms of public benefit; and
2. no other site is suitable for the particular purpose.
 | **AO8**No acceptable outcome provided. | Click and provide your representations. |
| ***Building height and built form*** |
| **PO9**Development has a maximum building height of:-1. 2 storeys and 8.5m for residential and other non-rural activities; and
2. 10m for rural activities.
 | **AO9**No acceptable outcome provided. | Click and provide your representations. |
| **PO10**The built form of development:-1. integrates with and complements the predominant rural character and scale of the zone; and
2. sensitively responds to the environmental and topographical features of the landscape.
 | **AO10**No acceptable outcome provided. | Click and provide your representations. |
| ***Infrastructure and services*** |
| **PO11**Development provides for infrastructure and services that are commensurate with the very limited range of small scale and low-key activities that are expected to occur in the zone. | **AO11**No acceptable outcome provided. | Click and provide your representations. |
| **PO12**Irrigation areas and associated infrastructure are protected from potential damage or encroachment by incompatible rural and non-rural uses. | **AO12**No acceptable outcome provided. | Click and provide your representations. |
| **PO13**Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure. | **AO13**No acceptable outcome provided. | Click and provide your representations. |