

6.2.6.5 Rural zone code

- (1) The purpose of the Rural zone code is to:
 - (a) Provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities.
 - (b) Provide opportunities for non-rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes.
 - (c) Protect and manage significant natural features, resources, and processes, including the capacity for primary production.

- (2) The local government purpose of the code is to:
 - (a) Implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 2: Brisbane's outstanding lifestyle and Element 2.2 – Brisbane's housing and accommodation choices;
 - (ii) Theme 3: Brisbane's clean and green leading environmental performance and Element 3.1 – Brisbane's environmental values;
 - (iii) Theme 5: Brisbane's CityShape and Element 5.6 – Brisbane's Greenspace System.
 - (b) Protect the agricultural capability of good quality agricultural lands in the Regional Landscape and Rural Production Area of the SEQ Regional Plan in accordance with State Planning Policy 1/92 – Development and the Conservation of Agricultural Land.
 - (c) Protect land from fragmentation or alienation or from built forms of development that do not support the agricultural capability of the land.
 - (d) Provide for primary production uses, as well as some broad hectare and low intensity uses where they have a low environmental impact and support the rural setting.

- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development does not limit the ongoing operation of both an existing or future rural use or primary production activity through the intrusion of an incompatible use, including rural residential development.
 - (b) Development conserves and protects from fragmentation an area suitable for primary production.
 - (c) Development for a residential use only comprises a 1 or 2 storey dwelling house which is located on an appropriately sized lot.
 - (d) Development for rural workers accommodation may be located on land used for rural purposes which requires non-resident workers.
 - (e) Development for a dwelling house or rural workers accommodation is designed and sited to respect the rural values and identity of the Rural zone.
 - (f) Development for a home based business may operate in a dwelling house and is of a scale and nature that protects the amenity of adjoining residents.
 - (g) Development facilitates the establishment of a wide range of rural uses, including animal husbandry, cropping, intensive animal industry, roadside stall, wholesale nursery and winery.
 - (h) Development for the rural uses of animal keeping, aquaculture, intensive horticulture or outdoor sport and recreation that do not require access to fertile soils and are not located on Good Quality Agricultural Land (GQAL) may be accommodated in the Rural zone.
 - (i) Development for an agricultural supplies store, bulk landscape supplies, emergency services, garden centre, market, service station or veterinary services:
 - (i) is located on a district road or suburban road (or a motorway or arterial road only, if a service station);
 - (ii) is not located on GQAL;
 - (iii) supports existing concentrations of centre-type activities.
 - (j) Development carefully manages the visual impact of clearing, building design and construction, materials, access ways and other aspects of development and land use to be consistent with its rural setting.

- (k) Development protects and enhances semi-natural and natural habitats and rural landscape values through appropriate design, construction and operation of development.
- (l) Development for a low-impact activity such as outdoor sport and recreation or a home based business such as a farm stay, is accommodated in a suitable location where it does not compromise the long-term use of the land for rural activities.
- (m) Development for a place of public worship, retirement facility, residential care facility or other intensive land use is not accommodated as their size, bulk and visual impact detracts significantly from the rural landscape character and primary production values of lands.
- (n) Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development

Note—A minimum lot size of 100 ha applies to reconfiguration of a lot for lands in the Regional Landscape and Rural Production Area of the SEQ Regional Plan in which a large proportion of this land is located.

Note—Where shown on the Extractive industry overlay map, extractive industry will be accommodated. Refer to section 5.10 in Part 5.