6.2.6.5 Rural zone code

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 zone will be achieved through the following overall outcomes:
8. Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:
9. Theme 2: Brisbane’s outstanding lifestyle and Element 2.2 – Brisbane’s housing and accommodation choices;
10. Theme 3: Brisbane’s clean and green leading environmental performance and Element 3.1 – Brisbane’s environmental values;
11. Theme 5: Brisbane’s CityShape and Element 5.6 – Brisbane’s Greenspace System.
12. Development provides for primary production uses, as well as some broad hectare and low-intensity uses where they have a low environmental impact, support the rural setting and contribute towards Brisbane's fresh food and produce consumed in the city.
13. 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.
14. Development conserves and protects an area suitable for primary production from fragmentation or alienation or from built forms of development that do not support the agricultural capability of the land.
15. Development for a residential use only comprises a predominantly 1 or 2 storey dwelling house which is located on an appropriately sized lot.
16. Development for rural workers' accommodation may be located on land used for rural purposes which requires non-resident worker.
17. Development for a dwelling house or rural workers' accommodation is designed and sited to respect the rural values, amenity and identity of the Rural zone.
18. 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.
19. Development facilitates the establishment of a wide range of rural uses, including animal husbandry, cropping, intensive animal industry, roadside stall, wholesale nursery and winery.
20. Development for the rural uses of animal keeping, aquaculture, intensive horticulture or outdoor sport and recreation may be accommodated in the Rural zone.
21. Development for an agricultural supplies store, bulk landscape supplies, emergency services, garden centre, market, service station or veterinary service:
22. is located on a district road or suburban road (or a motorway or arterial road only, if a service station);
23. supports existing concentrations of centre-type activities.
24. 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.
25. Development protects and enhances semi-natural and natural habitats and rural landscape values through appropriate design, construction and operation of development.
26. 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.
27. 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.
28. 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 100ha applies to reconfiguration of a lot for lands in the Regional Landscape and Rural Production Area of the SEQ Regional Plan 2009-2031 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.