



## 6.1.8 Rural Zone

### Purpose Statement

The purpose of the *Rural Zone* is to—

- (a) provide for rural uses and activities; and
- (b) provide for other uses and activities that are compatible with—
  - (i) existing and future rural uses and activities; and
  - (ii) the character and environmental features of the zone; and
- (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.

### Local Purpose Statement

The *Rural Zone* identifies land that is outside the identified urban areas of the Shire, however may still be used for non-urban purposes where these purposes are reflective of the local characteristics and constraints of the land.

The *Rural Zone* includes a diversity of natural settings which may provide opportunities for a range of land uses and particular focus is placed on those land uses that provide increased economic activity in the Shire. The primary uses in the *Rural Zone* are intended to comprise traditional rural activities such as cultivation and grazing, however other uses may be established where these are complementary to the non-urban setting of the land, are most appropriately located in the *Rural Zone* (and not another zone) and do prejudice existing or future rural land uses.

The *Rural Zone* includes land to the immediate south-east of the Wasaga township on Horn Island that has been identified as being potentially suitable for the long-term expansion of the township, subject to further investigations and detailed planning. Land uses proximate to the Wasaga township should be provided cognisant of the long-term planning intent of this area of land and should not prejudice future township expansion.

**Table 6.1.8 – Standard Outcomes for the Rural Zone**

### 5. Built Form and Development Design



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

<b>SO1</b>	All buildings and structures comprise an <u>overall height</u> of no greater than two (2) storeys and 8.5 metres.
<b>SO2</b>	All buildings and structures are <u>setback</u> a minimum of 10 metres from a <u>front boundary</u> .

### 5. Built Form and Development Design (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO3	<p>All buildings and structures are <u>setback</u> from a <u>side boundary</u> or a <u>rear boundary</u> where the adjoining land is located in a zone other than the <i>Rural Zone</i>, <i>Industry Zone</i> or <i>Environmental Management and Conservation Zone</i>, a minimum of:</p> <p>(a) 50 metres, except where the building or structure is associated with a <u>Dwelling House</u>; or</p> <p>(b) three (3) metres where the building or structure is associated with a <u>Dwelling House</u>.</p>
SO4	<p>Where involving <u>Animal Keeping</u>, any building, structure, pen or area of land used for the keeping of an animal is not located within 50 metres of a <u>Dwelling House</u>, other than a <u>Dwelling House</u> on the same land as the <u>Animal Keeping</u> use.</p>
SO5	<p>Trees associated with <u>Cropping (forestry for wood production)</u> are not located within five (5) metres of a <u>side boundary</u> or a <u>rear boundary</u>, unless that boundary adjoins land within the <i>Rural Zone</i> or <i>Environmental Management and Conservation Zone</i>.</p>
SO6	<p>Ponds or tanks used for <u>Aquaculture</u> are <u>setback</u> a minimum of 10 metres from any boundary.</p>
SO7	<p>The built environment is:</p> <p>(a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors;</p> <p>(b) designed to protect internal and external spaces from impacts associated with external heat and sunlight;</p> <p>(c) designed to provide protection for residents, employees and visitors in times of rainfall;</p> <p>(d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments;</p> <p>(e) designed to provide an attractive, interesting and distinct character for Torres Shire;</p> <p>(f) designed to be responsive to the unique character of Torres Shire, including improving the attractiveness of outdoor living; and</p> <p>(g) responsive to the natural environment and uses the natural environment as a feature within designs.</p> <p>Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.</p> <p>Note – SO7 is not applicable to the determination of whether development is Accepted Development.</p>

### 5. Built Form and Development Design (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

The built environment:

- SO8**
- (a) is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a site from public spaces;
  - (b) avoids creating locations that are attractive or suited to the conducting of criminal activities;
  - (c) provides for the appropriate definition of public, semi public and private spaces;
  - (d) includes lighting and signage that promotes safety and visibility of people;
  - (e) promotes a merging of external and internal activities to provide activation and safety in key precincts such as commercial centres or community areas; and
  - (f) is designed in a manner that discourages criminal and anti-social behaviour.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO8 is not applicable to the determination of whether development is Accepted Development.

### 11. Land Use



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO11.1 to MO11.5 (11. Land Use theme), become assessment benchmarks. Section 3.6 provides further guidance.

Where involving Caretaker's Accommodation, the use accommodates the caretaker of one or more of the following uses:

- SO9**
- (a) Agricultural Supplies Store; or
  - (b) Animal Husbandry; or
  - (c) Animal Keeping; or
  - (d) Aquaculture; or
  - (e) Cropping; or
  - (f) Intensive Animal Industry; or
  - (g) Intensive Horticulture; or
  - (h) Permanent Plantation; or
  - (i) Rural Industry.

### 4. Amenity and Privacy



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

- SO10** Where adjoining land in the *Low Density Residential Zone* or *Low-Medium Density Residential Zone*, the common boundary is improved with a 1.8 metre high screen fence.

### 15. Reconfiguring a Lot



Note – These Standard Outcomes apply only to Reconfiguring a Lot

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO15.1 to MO15.13 (15. Reconfiguring a Lot theme), become assessment benchmarks. Section 3.6 provides further guidance.

**SO11**

All lots have a minimum size of 50 hectares.

Note – Where involving a rear lot, the access handle is not included in the calculation of the lot size for the purposes of SO11.

**SO12**

All lots have a minimum primary frontage of 250 metres.

Note – SO12 does not apply to a rear lot.

### 10. Land Constraints



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO10.1 to MO10.3 (10. Land Constraints theme), become assessment benchmarks. Section 3.6 provides further guidance.

**SO13**

Development is not located on land that is the subject of a former mining activity.

Note – Sites of former mining activity are identified in the Queensland Government's GeoResGlobe.