



### 6.1.9 Rural Residential Zone

#### Purpose Statement

The purpose of the *Rural Residential Zone* is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.

#### Local Purpose Statement

The *Rural Residential Zone* identifies land intended to be used for residential purposes on Prince of Wales Island. The local purpose of the *Rural Residential Zone* is to recognise and protect existing residential land. Further development is limited to the extent of the *Rural Residential Zone*.

**Table 6.1.9 – Standard Outcomes for the Rural Residential 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) <u>storeys</u> and 8.5 metres.
<b>SO2</b>	Development does not exceed a <u>site cover</u> of: (a) 300m <sup>2</sup> where on a lot with a land area of 600m <sup>2</sup> or less; or (b) 350m <sup>2</sup> where on a lot with a land area greater than 600m <sup>2</sup> but less than 1,200m <sup>2</sup> ; or (c) 400m <sup>2</sup> where on a lot greater than 1,200m <sup>2</sup> .
<b>SO3</b>	Buildings and structures are <u>setback</u> a minimum of three (3) metres from any <u>front boundary</u> .
<b>SO4</b>	Buildings and structures are <u>setback</u> from any <u>side boundary</u> by a minimum distance of: (a) 1.5 metres for all parts of the building up to 4.5 metres in height; (b) 2 metres for all parts of the building greater than 4.5 metres in height and up to 7.5 metres in height; and (c) 2.5 metres for all parts of the building greater than 7.5 metres in height and up to 8.5 metres in height.

### 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.

<b>SO5</b>	Buildings and structures are <u>setback</u> from the <u>rear boundary</u> by a minimum of six (6) metres.
<b>SO6</b>	<p>The built environment is:</p> <ul style="list-style-type: none"> <li>(a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors;</li> <li>(b) designed to protect internal and external spaces from impacts associated with external heat and sunlight;</li> <li>(c) designed to provide protection for residents, employees and visitors in times of rainfall;</li> <li>(d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments;</li> <li>(e) designed to provide an attractive, interesting and distinct character for Torres Shire;</li> <li>(f) designed to be responsive to the unique character of Torres Shire, including improving the attractiveness of outdoor living; and</li> <li>(g) responsive to the natural environment and uses the natural environment as a feature within designs.</li> </ul> <p>Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.</p> <p>Note – SO6 is not applicable to the determination of whether development is Accepted Development.</p>
<b>SO7</b>	<p>The built environment:</p> <ul style="list-style-type: none"> <li>(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 <u>site</u> from public spaces;</li> <li>(b) avoids creating locations that are attractive or suited to the conducting of criminal activities;</li> <li>(c) provides for the appropriate definition of public, semi public and private spaces;</li> <li>(d) includes lighting and signage that promotes safety and visibility of people;</li> <li>(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</li> <li>(f) is designed in a manner that discourages criminal and anti-social behaviour.</li> </ul> <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>