

# THE KINGBOROUGH INTERIM PLANNING SCHEME

2015

## Fact Sheet No. 21

### **Rural Resource Zone**

#### **Purpose of the Rural Resource Zone**

The Rural Resource zone provides for the ongoing, sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries. This zone is generally applied to land, outside the main settlements, that is essentially rural in character, and is suitable for broad scale agricultural purposes. Some activities, other than agriculture, can occur in this zone, but these uses must be compatible with primary industry activities, environmental and landscape values. It is an important consideration that any development in or near these areas does not compromise the sustainable development of rural resources.

The main purposes of the zone are:

- ❖ To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.
- ❖ To provide for other use or development that does not constrain or conflict with resource development uses.
- ❖ To allow for residential and other uses not necessary to support agriculture, aquaculture and other primary industries provided that such uses do not:
  - (a) Fetter existing or potential rural resource use and development on other land;
  - (b) Add to the need to provide services or infrastructure or to upgrade existing infrastructure;
  - (c) Contribute to the incremental loss of productive rural resources.
- ❖ To provide for protection of rural land so future resource development opportunities are not lost.
- ❖ To ensure development respects and protects the natural and landscape values on the land.

There are no local area objectives and desired future character statements contained within the Scheme that are relevant to the Rural Resource zone.

#### **Allowable uses in the Rural Resource Zone**

The types of activities that can occur are controlled through the Table of Uses section that sets out a range of uses that are allowable and any further qualification if required. The Use Classes are defined in Part B - 8.0 of the Scheme. The allowable uses for the Rural Resource zone are as follows:

No Permit Required	
Use Class	Qualification
Any permitted use	Only if replacing an existing use on the site and there is no associated development requiring a permit
Natural and cultural values management	
Passive recreation	
Resource development	Only if agriculture, bee keeping, crop production, forest operations in accordance with a Forest Practices Plan, horse stud or tree farming and plantation forestry in accordance with a Forest Practices Plan
Utilities	Only if minor utilities

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<b>Permitted</b>	
<b>Use Class</b>	<b>Qualification</b>
Educational and occasional care	Only if for home-based child care in accordance with a licence under the Child Care Act 2001
Residential	Only if home-based business or an extension or replacement of an existing dwelling
Resource development	Except where No Permit Required or Discretionary
<b>Discretionary</b>	
<b>Use Class</b>	<b>Qualification</b>
Bulky goods sales	Only if rural suppliers, garden and landscape suppliers or timber yard
Community meeting and entertainment	Only if by the Council, an agency or a community organisation
Crematoria and cemeteries	
Domestic animal breeding, boarding or training	
Educational and occasional care	Only if related to rural resource use Except if Permitted
Emergency services	
Extractive industry	
Food services	Only if for the servicing of agricultural produce primarily from the region
General retail and hire	Only if for the sale of agricultural produce primarily from the property or for the hire of rural equipment
Manufacturing and processing	Only if manufacturing or rural equipment or processing rural products
Motor racing facility	
Pleasure boat facility	
Research and development	
Residential	Only if single dwelling
Resource development	Only if intensive animal husbandry
Resource processing	
Recycling and waste disposal	
Service industry	Only if primarily for vehicles and machinery used for resource development uses
Sports and recreation	Only if firing range, golf course or driving range; outdoor recreation facility; race course and sports ground
Storage	Only if contractors yard, freezing and cool storage, liquid fuel depot, solid fuel depot or woodyard
Tourist operation	
Transport depot and distribution	Only if for transport and distribution of rural equipment and products
Visitor accommodation	Only if backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, overnight camping area or seasonal workers accommodation
Utilities	Except if no permit required
<b>Prohibited</b>	
<b>Use Class</b>	<b>Qualification</b>
All other uses	

Although the use table sets out the 'status' of a use as 'No Permit Required' or 'Permitted', it is important to note that a use deemed as 'No Permit Required' may require a permit where a performance criterion is relied upon, including Code provisions and the requirement for a planning permit under a Code, for example. Similarly, a 'Permitted' application may be deemed as Discretionary where it relies upon a performance criterion of the Scheme. This status is usually able to be interpreted by the applicant, however, there are incidences where the determination may be required by planning staff upon initial assessment of the application.

There are standards set out for the zone that are used to guide development within the zone. These include standards relating to both uses and development, for example, non-residential use, visitor accommodation, residential building and works, non-dwelling building and works and subdivision. In particular, the standards provide guidance on matters relevant to the Rural Resource zone and generally as follows (indicative of *Acceptable Solution* only – variation may be allowable under a *Performance Criteria*):

Minimum lot size	40 hectares (only possible under the performance criteria)
Minimum lot frontage	6 metres
Front setbacks	20 metres
Side setbacks	50 metres
Rear setbacks	50 metres
Height	8.5 metres for a residential use 10 metres otherwise
Site coverage	N/a

For a full set of standards for the Rural Resource, please refer to chapter 26.0 of the Kingborough Interim Planning Scheme 2015. The zone provisions specify the *acceptable solutions* and *performance criteria* for each issue. The status of an application as 'No Permit Required', 'Permitted' or 'Discretionary' will further depend upon whether an application relies upon a *performance criteria* and it's general compliance with any relevant standards contained in the Scheme.

It is important to note that a number of Codes are contained within the Scheme which can also apply to use and/or development in addition to the zone standards, which may be relevant to your property. For further information on the Code application and where it applies, please refer to Fact Sheet No. 4 – *What is a Code?* These standards apply in conjunction with the zone provisions and prevail where there is any conflict.

If your property is located within an area defined by a Specific Area Plan, you should also refer to the standards contained within the relevant Specific Area Plan at the end of the Scheme. These standards apply in conjunction with the zone and code standards, however, prevail over both zone and code provisions where there is any conflict.