

Zone: Rural Residential

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.

The purpose of the Rural residential zone is achieved through the following overall outcomes, including but not limited to:

- Residential uses of a very low density and a semi-rural character prevail in the zone. Dwelling houses are the dominant form of housing.
- Dual occupancies may also be provided on larger lots where design and density are consistent with the existing character of the area.
- Small scale non-residential uses provide a local function and primarily serve the residents of the immediate area (such as convenience stores). Small scale non-residential uses are accessible and located for residents while maintaining residential amenity. Non-residential uses do not compromise the centre hierarchy.
- Non-residential uses incorporate design elements that are consistent with the surrounding residential development,

including roofline and architectural treatments that reflect residential building design. Residential character, privacy and amenity are maintained and there are no adverse impacts on surrounding sites.

- Home-based businesses provide for small scale and emerging activities and protect the character and amenity of the location.
- Natural features and environmental corridors, such as creeks, gullies, waterways, wetlands, habitats and vegetation, are protected, improved and rehabilitated through buffers that provide for fauna movement and minimise the impact of existing and future land uses.
- Development ensures there is no unreasonable loss of amenity for surrounding sites, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking, public health and safety. New residential uses are located and buffered to minimise impacts from existing incompatible uses such as transport corridors, agriculture, industry and major community facilities.
- Places, buildings or features of a heritage area or heritage place are protected and improved by development to preserve the historical character, amenity and identity of the locality.

EXAMPLES OF CONSISTENT USES

Animal keeping Community residence Dual occupancy Dwelling house	Emergency services Food and drink outlet (where less than 100m2) Home-based business Outdoor sport and recreation	Sales office Short-term accommodation Telecommunications facility
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WE WOULD LIKE TO SEE

Home based business



Park



Dwelling House



Animal Keeping



WE WILL CONSIDER

Dual Occupancy



Emergency Services



Food and Drink Outlet



Short-term Accommodation



WE WOULD PREFER NOT TO SEE

Transport Depot



Relocatable Home Park



Industry



Intensive Animal Industry

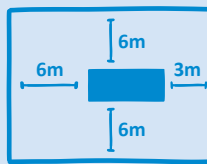


AS PART OF YOUR DEVELOPMENT WE WILL ASSESS

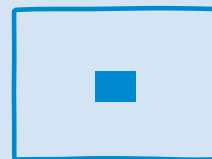
Building Height - **8.5m maximum**



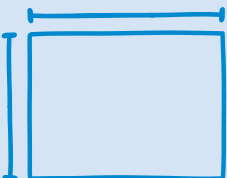
Setbacks - **6m** from front and back boundaries, **9m** collectively from side boundaries



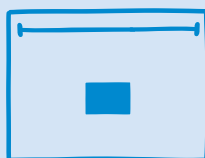
Site Cover - **15% maximum**



Lot size - Varies based on Precinct, Minimum **5,000m²**



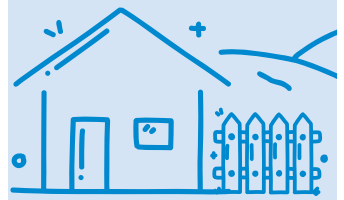
Frontage - Varies based on Precinct, Minimum **40m**



Water Quality



Amenity



FOR MORE INFORMATION

Visit: www.lockyervalley.qld.gov.au
 Contact: Council's Growth & Policy Team on **1300 005 872**
 Email: planningscheme@lvrc.qld.gov.au
 Book: [An appointment with a Planning Officer](#)



Scan the QR code to view the draft planning scheme, scheme maps and access the submissions portal.

