

Table 5.5.19 Rural zone

RURAL ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
<i>Dwelling house</i>	Accepted development	<ul style="list-style-type: none"> Dwelling house code
<i>Nature-based tourism</i>	Code assessment if for a camping ground or not more than 8 holiday cabins.	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Nature and rural based tourism code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Short-term accommodation</i>	Code assessment if for a farm stay or not more than 8 holiday cabins.	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Nature and rural based tourism code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Business activities		
<i>Home based business</i>	Accepted development if:- (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if not otherwise specified.	<ul style="list-style-type: none"> Home based business code
<i>Market</i>	Accepted development if:- (a) conducted by a not-for-profit organisation; and (b) located on <i>Council</i> owned or controlled land.	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Sales office</i>	Accepted development if for a prize home.	<ul style="list-style-type: none"> Sales office code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Shop</i>	Code assessment if:- (a) for an art and craft centre; and (b) not exceeding a <i>gross floor area</i> of 300m ² .	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Industry activities		
<i>Extractive industry</i>	Code assessment if located in Precinct RUR1 (Meridan Plains Extractive Resource Area).	<ul style="list-style-type: none"> Rural zone code Extractive industry code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Transport depot</i>	Accepted development if involving the storage of not more than 2 vehicles.	<ul style="list-style-type: none"> Rural industries code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme

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Community activities		
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Emergency services	Code assessment	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Rural activities		
Animal husbandry	Accepted development	<ul style="list-style-type: none"> Rural uses code
Aquaculture	Code assessment	<ul style="list-style-type: none"> Rural zone code Rural uses code
Cropping	Accepted development if not forestry for wood production. ¹	<ul style="list-style-type: none"> Rural uses code
Intensive animal industry	Code assessment if involving less than:- (a) 21 standard units of pigs; (b) 1,000 birds or poultry; (c) 50 standard units of cattle; or (d) 350 standard units of sheep.	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Rural uses code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Intensive horticulture	Code assessment	<ul style="list-style-type: none"> Rural zone code Rural uses code
Permanent plantation	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Roadside stall	Accepted development	<ul style="list-style-type: none"> Rural industries code
Rural industry	Accepted development if:- (a) having a total use area of not more than 400m ² ; (b) employing no more than 4 persons who are non-residents of the <i>site</i> ; and (c) no part of the use area is within:- (i) 200 metres of a <i>site</i> in the Rural residential zone; or (ii) 500 metres of a <i>site</i> in a <i>residential zone</i> .	<ul style="list-style-type: none"> Rural industries code Transport and parking code
	Code assessment if no part of the use area is within:- (a) 200 metres of a <i>site</i> in the Rural residential zone; or	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Rural industries code <i>Prescribed other development codes</i>

¹ Editor's note—the level of assessment for cropping where forestry for wood production in the Rural zone is prescribed in Section 3 of Schedule 6 of the Regulation.

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	(b) 500 metres of a <i>site</i> in a <i>residential zone</i> .	
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Rural workers accommodation	Code assessment if involving accommodation for no more than 20 persons.	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Nature and rural based tourism code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Wholesale nursery	Accepted development	<ul style="list-style-type: none"> Rural uses code
Winery	Code assessment	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Rural industries code <i>Prescribed other development codes</i>
Other activities		
Renewable energy facility	Code assessment if:- (a) for a solar farm; (b) involving a total solar panel footprint of not more than 500m ² ; and (c) the provision of a new <i>substation</i> or <i>major electricity infrastructure</i> is not required to accommodate feed in of electricity to the reticulated electricity infrastructure network.	<ul style="list-style-type: none"> Rural zone code Applicable local plan code Utility code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Utility installation	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme