

5.5.10 Rural zone

The following table identifies the categories of development and the categories of assessment for making a material change of use of land according to its zone. The table should be read in conjunction with section 5.3 to determine when the categories of development and categories of assessment in this table may be varied by other provisions of this planning scheme.

Table 5.5.10.1 Rural zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry⁽⁴⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
	Accepted development subject to requirements	
	If not otherwise specified.	6.2.10 'Rural zone code'
Animal keeping⁽⁵⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
	Accepted development subject to requirements	
	If: i. not a cattery or kennel; ii. not in the Hamlet precinct or Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct; and iii. not complying with the circumstances for accepted development.	6.2.10 'Rural zone code'
	Assessable development - Code assessment	
If not otherwise specified.	6.2.10 'Rural zone code'	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Aquaculture⁽⁶⁾	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> i. the surface area of ponds or water behind dams associated with aquaculture is no more than 200m²; ii. the GFA of buildings housing above ground water tanks or pumps is no more than 50m²; and iii. if not located in the Hamlet precinct and Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct. 	6.2.10 'Rural zone code'
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.10 'Rural zone code'
Cemetery⁽¹²⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
Club⁽¹⁴⁾	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> i. located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct; and ii. all building and plumbing are certified under the required building and plumbing regulations within 2 years of the planning scheme being implemented; and iii. in accordance with the Cedarton Foresters Cooperative Management 	6.2.10 'Rural zone code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Plan (located at the end of the zone code and identified as Table A); or</p> <p>iv. in accordance with the Mt Nebo plant nursery Management Plan (located at the end of the zone code and identified as Table B).</p>	
	Assessable development - Code assessment	
	If not in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.	6.2.10 'Rural zone code'
Community residence⁽¹⁶⁾	Accepted development subject to requirements	
	In all instances.	9.2.2 'Community residence code - Benchmarks for assessable development and requirements for accepted development'
Community use⁽¹⁷⁾	Accepted development subject to requirements	
	<p>If:</p> <p>i. located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct; and</p> <p>ii. all building and plumbing are certified under the required building and plumbing regulations within 2 years of the planning scheme being implemented; and</p> <p>iii. in accordance with the Cedarton Foresters Cooperative Management Plan (located at the end of the zone code and identified as Table A); or</p> <p>iv. in accordance with the Mt Nebo plant nursery Management Plan (located at the end of the zone code and identified as Table B).</p>	6.2.10 'Rural zone code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Assessable development - Code assessment	
	If not located in the Cedarton foresters Cooperative and Mt Nebo plant nursery precinct.	6.2.10 'Rural zone code'
Cropping⁽¹⁹⁾, not involving forestry for wood production	Accepted development subject to requirements	
Cropping⁽¹⁹⁾, involving forestry for wood production	Editor's note - See Table 5.4.1 Development under Schedule 6 of the Regulation: Material change of use.	Editor's note - See Table 5.4.1 Development under Schedule 6 of the Regulation: Material change of use.
Dwelling house⁽²²⁾ Editor's note - A Dwelling house ⁽²²⁾ in the Rural zone is not subject to the Dwelling house code.	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
	Accepted development subject to requirements	
	If not otherwise specified.	6.2.10 'Rural zone code' Editor's Note - For the assessment of a Dwelling house, the following RAD's are applicable: RAD1 - RAD2, RAD5, RAD8, - RAD11, RAD13 - RAD14, RAD16 - RAD29, RAD39 - RAD44, RAD90 - RAD93, RAD95 - RAD97, RAD99 - RAD109, RAD112, RAD114 - RAD116, RAD119 - RAD127, RAD129 - RAD133. (numbering needs to be checked after changes made).
Educational establishment⁽²⁴⁾	Assessable development - Code assessment	
	If: i. for agricultural education or agricultural training facilities; and ii. in the Woodfordia and abbey surrounds precinct.	6.2.10 'Rural zone code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services⁽²⁵⁾	Accepted development subject to requirements	
	In all instances.	6.2.10 'Rural zone code'
Environment facility⁽²⁶⁾	Accepted development	
	If not involving building works. Editor's note - Development approval is not required	
	Accepted development subject to requirements	
	If not otherwise specified.	6.2.10 'Rural zone code'
Food and drink outlet⁽²⁸⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
	Assessable development - Code assessment	
	If: i. not located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct; ii. not including a drive-through facility; and iii. not otherwise specified.	6.2.10 'Rural zone code'
Function facility⁽²⁹⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home based business ⁽³⁵⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
	Accepted development subject to requirements	
	If not otherwise specified.	6.2.10 'Rural zone code'
Indoor sport and recreation ⁽³⁸⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
	Accepted development subject to requirements	
Intensive horticulture ⁽⁴⁰⁾	If not located in the Hamlet precinct.	6.2.10 'Rural zone code'
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.10 'Rural zone code'
	Accepted development	
Major electricity infrastructure ⁽⁴³⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
Market ⁽⁴⁶⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Assessable development - Code assessment	
	If: <ul style="list-style-type: none"> i. located in the Woodfordia and abbey surrounds precinct; ii. undertaken at the same time as an event occurring on adjoining or nearby land in the Community facilities zone; and iii. not otherwise specified. 	6.2.10 'Rural zone code'
Multiple dwelling⁽⁴⁹⁾	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> a. <ul style="list-style-type: none"> i. for 22 units and associated building where located in the Cedarton Foresters Cooperative site in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct; and ii. all buildings are located in accordance with the Cedarton Foresters Cooperative Building Location Plan (see Appendix 1); and iii. all building and plumbing are certified under the required building and plumbing regulations within 2 years of the planning scheme being implemented. OR b. <ul style="list-style-type: none"> i. for 16 units and associated building where located in the Mt Nebo plant nursery site in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct; and ii. all buildings are located in accordance with the Mt Nebo 	6.2.10 'Rural zone code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>plant nursery building Location Plan (see Appendix 2); and</p> <p>iii. all building and plumbing are certified under the required building and plumbing regulations within 2 years of the planning scheme being implemented.</p>	
Motor sport facility⁽⁴⁸⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
Nature-based tourism⁽⁵⁰⁾	Accepted development subject to requirements	
	<p>If:</p> <p>i. located in the Woodfordia and abbey surrounds precinct;</p> <p>ii. undertaken at the same time as an event occurring on adjoining or nearby land in the Community facilities zone; and</p> <p>iii. accommodating no more than 12 persons.</p>	<p>6.2.10 'Rural zone code'</p>
	Assessable development - Code assessment	
	<p>If not located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.</p>	<p>6.2.10 'Rural zone code'</p>
Nightclub entertainment facility⁽⁵¹⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Non-resident workforce accommodation⁽⁵²⁾	Accepted development subject to requirements	
	If: i. not located in Hamlet precinct or Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct; ii. located in the Agriculture precinct or within 1 km of the Agriculture precinct; and iii. accommodating no more than 12 persons.	6.2.10 'Rural zone code'
	Assessable development - Code assessment	
	If : i. not located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct; and ii. If not otherwise specified.	6.2.10 'Rural zone code'
Office⁽⁵³⁾	Accepted development subject to requirements	
	If: i. for an administration building; and ii. located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct; and iii. all building and plumbing are certified under the required building and plumbing regulations within 2 years of the planning scheme being implemented; and	6.2.10 'Rural zone code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> iv. located in accordance with the Cedarton Foresters Cooperative Management Plan (see Appendix 1); or v. located in accordance with the Mt Nebo plant nursery Management Plan respectively (see Appendix 2). 	
Outdoor sport and recreation⁽⁵⁵⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. located on Council owned or controlled land; ii. identified on and in accordance with a Council Master Plan approved under Council policy; and iii. not complying with the circumstances for accepted development. 	6.2.10 'Rural zone code'
Park⁽⁵⁷⁾	Assessable development - Code assessment	
	<p>If</p> <ul style="list-style-type: none"> i. not located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct; or ii. not including a shooting range; and iii. not otherwise specified. 	6.2.10 'Rural zone code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
Parking station⁽⁵⁸⁾	Assessable development - Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> i. located in the Woodfordia and abbey surrounds precinct; and ii. undertaken at the same time as an event occurring on adjoining or nearby land in the Community facilities zone. 	6.2.10 'Rural zone code'
Permanent plantation⁽⁵⁹⁾	Accepted development subject to requirements	
	<p>If</p> <ul style="list-style-type: none"> i. not located in the Hamlet precinct or Agriculture precinct; and ii. Complying with relevant requirements for accepted development. 	6.2.10 'Rural zone code'
	Assessable development - Code assessment	
	<p>If not complying with requirements for accepted development (ii).</p>	6.2.10 'Rural zone code'
Roadside stall⁽⁶⁸⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
	Accepted development subject to requirements	
	<p>If not otherwise specified.</p>	6.2.10 'Rural zone code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Rural industry⁽⁷⁰⁾	Accepted development subject to requirements	
	If not located in the Hamlet precinct or Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.	6.2.10 'Rural zone code'
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.10 'Rural zone code'
Rural workers' accommodation⁽⁷¹⁾	Accepted development subject to requirements	
	If: i. not located in the Hamlet precinct or Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct; and ii. accommodating no more than 12 persons.	6.2.10 'Rural zone code'
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.10 'Rural zone code'
	Assessable development - Impact assessment	
	If located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.	The planning scheme
Sales office⁽⁷²⁾	Accepted development subject to requirements	
	If carried out on the same premises, or adjacent to land or buildings, being displayed or sold.	6.2.10 'Rural zone code'
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.10 'Rural zone code'
Shop⁽⁷⁵⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Short-term accommodation⁽⁷⁷⁾	Accepted development subject to requirements	
	If: i. located in the Woodfordia and abbey surrounds precinct; ii. undertaken at the same time as an event occurring on adjoining or nearby land in the Community facilities zone; and iii. accommodating no more than 12 persons.	6.2.10 'Rural zone code' 9.3.2 'Residential uses code'
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.10 'Rural zone code' 9.3.2 'Residential uses code'
	Assessable development - Impact assessment	
If located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.	The planning scheme	
Substation⁽⁸⁰⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
	Assessable development - Code assessment	
If not otherwise specified.	6.2.10 'Rural zone code'	
Telecommunications facility⁽⁸¹⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Accepted development subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> i. co-locating with an existing facility; ii. not increasing the height of the facility by more than 5m; and iii. not complying with the circumstances for accepted development. 	6.2.10 'Rural zone code'
Theatre ⁽⁸²⁾	<p>Accepted development</p> <p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
Tourist attraction ⁽⁸³⁾	<p>Accepted development</p> <p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
Tourist park ⁽⁸⁴⁾	<p>Accepted development subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> i. located in the Woodfordia and abbey surrounds precinct; ii. undertaken at the same time as an event occurring on adjoining or nearby land in the Community facilities zone; and iii. accommodating no more than 12 persons. 	6.2.10 'Rural zone code' 9.3.2 'Residential uses code'

5 Tables of assessment

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.10 'Rural zone code' 9.3.2 'Residential uses code'
	Assessable development - Impact assessment	
	If located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.	The planning scheme
Transport depot⁽⁸⁵⁾	Accepted development subject to requirements	
	If: i. not located in a precinct; ii. on a lot with an area of 16ha or more; iii. complying with the relevant requirements for accepted development.	6.2.10 'Rural zone code'
	Assessable development - Code assessment	
	If : i. not located in a precinct; ii. on lots 16ha or more; iii. not complying with the relevant requirements for accepted development.	6.2.10 'Rural zone code'
Utility installation⁽⁸⁶⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.10 'Rural zone code'
Veterinary services⁽⁸⁷⁾	Accepted development subject to requirements	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If: i. on a lot with an area of 1ha or more; and ii. not located in the Hamlet precinct or Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.	6.2.10 'Rural zone code'
Assessable development - Code assessment		
	If not otherwise specified.	6.2.10 'Rural zone code'
Wholesale nursery⁽⁸⁹⁾	Accepted development subject to requirements	
	If: i. on a lot with an area of 2 ha or more; and ii. not located in the Hamlet precinct or Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.	6.2.10 'Rural zone code'
Assessable development - Code assessment		
	If not otherwise specified.	6.2.10 'Rural zone code'
Winery⁽⁹⁰⁾	Accepted development subject to requirements	
	If not located in the Hamlet precinct or Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.	6.2.10 'Rural zone code'
Assessable development - Code assessment		
	If not otherwise specified.	6.2.10 'Rural zone code'
Assessable development - Impact assessment		
	If located in the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct.	The planning scheme
Undefined land use - for Native forest practice	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Editor's note - Development approval is not required	
Assessable development - Impact assessment		
<p>Any other use not listed in this table.</p> <p>Any use listed in the table and not complying with the description listed in the categories of development and categories of assessment column.</p> <p>Any other undefined use.</p>	The planning scheme	

Editor's note - The above categories of development and categories of assessment apply unless otherwise prescribed in the Regulation.