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200.01 Purpose

The Rural Code comprises a series of base districts, which provide the development and use regulations within the defined areas of the Municipalities and reflect the predominant character of built form and usage within each base district. The base districts in the Rural Code generally reflect the overall character and composition of the rural areas.

200.02 Applicability

The base districts reflect the predominant use within each district and overall, the base districts implement the applicable policy statements of the 2030 Plans.

200.03 Use and Development Regulation Tables

A. Meaning of letters and numbers within the tables

The tables regulate principal uses and regulations within each applicable base district. Uses are permitted, not permitted or limited, as follows:

1. Where a use is permitted (P), it is permitted subject to meeting all other applicable regulations within the Rural Code.
2. Where a use is listed with a limitation (e.g. RL-1), the use is permitted subject to the limitations in the table and subject to meeting all other applicable regulations within the Rural Code.
3. Where a use is not shown in the table, the use is not permitted.
4. Where base district development regulations are subject to a number, the regulations shall indicate the minimum or maximum allowed.
5. Where base district development regulations are subject to a development note (e.g. RN-1), the applicant/developer shall follow the information in the development note as it relates to any proposal.

B. Distribution of permitted uses within a building

No non-residential permitted uses are allowed to occupy any floor/storey above a permitted residential use.

C. Basements

In terms of the regulation tables, basements are not considered to constitute a floor or a storey for the purposes of determining the overall permitted height of the building using these parameters. However, that part of any basement which projects above grade level, shall be counted in the overall permitted maximum height of the building in metres. (Refer to Section 703.01)

Any habitable space within a basement shall count towards the overall allowable Gross Floor Area (GFA) for the building.

Basements are primarily considered appropriate to provide below grade parking and to accommodate non-habitable operations, in terms of the Rural Code.

200.04 Relationship to Legal Affection Plans

The 'Allocated Use' on any current and legal affection plan must accord with one of the uses, either permitted or subject to limitations, within the Use Regulations table for the base district in which the plot is located.

200.05 Development Review

All development, as defined by the Rural Code, is subject to review against the appropriate regulations in the Rural Code, by the appropriate reviewing authority.

200.06 Due Diligence

All developres, agents and owners shall exercise due diligence in all aspects of the preparation of their planning application or building permit submissions.

200.07 Rules of Measurements

The development regulations are governed by the Max FAR allowed. Also, the maximum height in the development regulations is calculated from the grade level (road centerline) up to the surface of the top floor level excluding the service floor in the building, as shown in Figure 703.A.