

6.2.4 Emerging community zone code

6.2.4.1 Application

- (1) This code applies to assessing development in the Emerging community zone.
- (2) When using this code, reference should be made to Part 5.

6.2.4.2 Purpose

- (1) The purpose of the Emerging community zone code is to:
 - (a) identify land that is suitable for urban purposes and protect land that may be suitable for urban development in the future;
 - (b) manage the timely conversion of non-urban land to urban purposes;
 - (c) prevent or discourage development that is likely to compromise appropriate longer term land use.
- (2) The local government purpose of the code is to:
 - (a) allocate land suitable for urban purposes, where a degree of flexibility is necessary to determine a suitable pattern of development and to meet future needs of emerging communities;
 - (b) recognise that some land within the zone is subject to constraints that may make it unsuitable for urban development;
 - (c) provide for the sequential delivery of infrastructure to meet the needs of future communities.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) land is developed in an orderly sequence providing physical, social and cultural infrastructure to meet the needs of the emerging community;
 - (b) development contributes to an integrated and coordinated community and provides a structure that considers future development, infrastructure provision and land use allocations;
 - (c) development is carried out in accordance with a structure plan that integrates land use, infrastructure and the sequencing of development within more discrete areas of the zone;
 - (d) development of land affected by overlays meets the outcomes of the relevant overlay codes;
 - (e) development is not established where it would constrain future urban development or be in conflict with the efficient expansion of urban areas;
 - (f) development reflects and responds to the natural features and constraints of the land.

6.2.4.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 6.2.4.3.a – Emerging community zone code – self-assessable and assessable development

Performance outcomes		Acceptable outcomes	
For self-assessable and assessable development			
Development not in a structure plan area			
Height			
<p>PO1 The height of all buildings and structures is in keeping with the rural character and amenity of the area.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The setbacks stated in AO2.1 correspond with the height stated in AO1.1. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2.</p>		<p>AO1.1 Buildings and structures are not more than 8.5 metres and 2 storeys in height.</p> <p>Note – Height is inclusive of the roof height.</p>	
Setbacks			
<p>PO2 Buildings and structures are set back to:</p> <ul style="list-style-type: none"> (a) maintain the rural character and amenity of the area; (b) achieve separation from neighbouring development and road frontages. 		<p>AO2.1 Buildings and structures are set back not less than:</p> <ul style="list-style-type: none"> (a) 40 metres from the frontage to a State-controlled road; (b) 10 metres from the frontage to a Major rural road; (c) 6 metres from any other road; (d) 6 metres from the side and rear boundaries of the site. 	
For assessable development			
Structure planning			
<p>PO3 A structure plan is prepared outlining the manner in which the development outcomes have been integrated with respect to the following, including any precinct specific outcomes:</p> <ul style="list-style-type: none"> (a) development sequencing; (b) structure of communities and place making; (c) economic development and employment; (d) housing diversity; (e) transport and mobility; (f) community facilities and recreation land; (g) infrastructure networks; (h) centres; (i) overlay code outcomes; (j) local plan code outcomes. <p>Note – Guidance on preparing a structure plan is provided within Planning scheme policy – Structure planning.</p>		<p>AO3.1 No acceptable outcomes are provided.</p>	
Incompatible development			

Performance outcomes	Acceptable outcomes
<p>PO4 Non-urban development is only established where it would not constrain the efficient expansion of urban development in the future.</p>	<p>AO4.1 Development does not constrain the efficient expansion of urban areas.</p>
<p>Interim development</p>	
<p>PO5 Development which is not in its ultimate intended form does not compromise the achievement of such desired form.</p>	<p>AO5.1 The use of land, which is inconsistent or incompatible with the ultimate form of development is not established;</p> <p>or</p> <p>AO5.2 The use of land, which is inconsistent or incompatible with the ultimate form of development has a limited life or ceases operation when urban development is established on adjoining premises.</p>
<p>Uses and other development</p>	
<p>PO6 Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p>AO6.1 No acceptable outcomes are provided.</p>
<p>Site constraints</p>	
<p>PO7 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p>AO7.1 No acceptable outcomes are provided.</p>