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

<table>
<thead>
<tr>
<th>Performance outcomes</th>
<th>Acceptable outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>For self-assessable and assessable development</strong></td>
<td></td>
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<tr>
<td><strong>Development not in a structure plan area</strong></td>
<td></td>
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<tr>
<td><strong>Height</strong></td>
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</tbody>
</table>
| PO1  
The height of all buildings and structures is in keeping with the rural character and amenity of the area.  
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.  
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. | AO1.1  
Buildings and structures are not more than 8.5 metres and 2 storeys in height.  
Note – Height is inclusive of the roof height. |
| **Setbacks** | |
| PO2  
Buildings and structures are set back to:  
(a) maintain the rural character and amenity of the area;  
(b) achieve separation from neighbouring development and road frontages. | AO2.1  
Buildings and structures are set back not less than:  
(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** | |
| 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:  
(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.  
Note – Guidance on preparing a structure plan is provided within Planning scheme policy – Structure planning. | AO3.1  
No acceptable outcomes are provided. |
<table>
<thead>
<tr>
<th>Performance outcomes</th>
<th>Acceptable outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Incompatible development</strong></td>
<td></td>
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</tbody>
</table>
| **PO4**  
Non-urban development is only established where it would not constrain the efficient expansion of urban development in the future. | **AO4.1**  
Development does not constrain the efficient expansion of urban areas. |
| **Interim development** | |
| **PO5**  
Development which is not in its ultimate intended form does not compromise the achievement of such desired form. | **AO5.1**  
The use of land, which is inconsistent or incompatible with the ultimate form of development is not established;  
**or**  
**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. |
| **Uses and other development** | |
| **PO6**  
Development is consistent with the purpose and overall outcomes sought for the zone. | **AO6.1**  
No acceptable outcomes are provided. |
| **Site constraints** | |
| **PO7**  
Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.  
Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds. | **AO7.1**  
No acceptable outcomes are provided. |