

6.2.4 Emerging Community Zone Code

6.2.4.1 Application

This code applies to development:

- (1) within the Emerging Community Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Emerging Community Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.4.2 Purpose and Overall Outcomes

- (1) The purpose of the Emerging Community Zone is to:
 - (a) identify land that is intended for an urban purpose in the future; and
 - (b) protect land that is identified for an urban purpose in the future from incompatible uses; and
 - (c) provide for the timely conversion of non-urban land to land for urban purposes.
- (2) The purpose of the Emerging Community Zone Code will be achieved through the following overall outcomes:
 - (a) **Development:**
 - (i) does not compromise the future urban development potential of the land until detailed land use and infrastructure planning has been undertaken and approved by the local government.
 - (b) **Land uses:**
 - (i) consist of low intensity, interim activities including *Animal husbandry, Cropping, Dwelling house, Caretaker's accommodation and Park*, which do not compromise the future urban development potential of the land.
 - (ii) are limited to:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.4.2.1 Consistent Uses and Potentially Consistent Uses in the Emerging Community Zone**; or
 - (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.4.2.1 Consistent Uses and Potentially Consistent Uses in the Emerging Community Zone** where further assessment has determined that the use is appropriate in the zone having regard to such matters as its impact, scale and intensity, built form and consistency with the character of the zone.
 - (iii) where not listed in **Table 6.2.4.2.1 Consistent Uses and Potentially Consistent Uses in the Emerging Community Zone** are inconsistent uses and are not intended to occur in the zone;
 - (c) **Character:**
 - (i) consists of low intensity and low scale land uses on large expanses of undeveloped land with limited infrastructure;
 - (d) **Built form:**
 - (i) is low rise and maintains a very low density consistent with the low intensity character of the zone;
 - (ii) is sited to protect the amenity of adjacent uses and provide an appropriate level of privacy;
 - (e) **Lot design:**
 - (i) Does not result in the fragmentation of land prior to its planned development for urban purposes, which is established by the local government.

Table 6.2.4.2.1 - Consistent Uses and Potentially Consistent Uses in the Emerging Community Zone


Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Rural Activities	
<i>Animal Husbandry Cropping Roadside Stall</i>	
Infrastructure Activities	
<i>Major electricity infrastructure Telecommunications facility Utility installation (where involving a minor utility installation)</i>	<i>Renewable energy facility Utility installation *</i>
Residential Activities	
<i>Dwelling house Home based business Caretaker's accommodation</i>	
Tourist Activities	
<i>Short-term accommodation (if involving a holiday home)</i>	
Recreational Activities	
<i>Park</i>	

**other than as specified in column 1*

6.2.4.3 Assessment Benchmarks

Table 6.2.4.3.1 — Assessable Development

Performance Outcomes	Acceptable Outcomes								
Setbacks									
<p>PO1 Building setbacks: (1) maintain the very low density character of the zone; (2) assist in the protection of adjacent amenity and privacy; (3) allow for access around the buildings; and (4) minimise the potential for land use conflict.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1 Building setbacks are as follows:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="background-color: #d3d3d3;">Setback</th> <th style="background-color: #d3d3d3;">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage</td> <td>10m</td> </tr> <tr> <td>Side and rear boundary (other than where specified below)</td> <td>6m</td> </tr> <tr> <td>Side and rear boundary (where involving <i>tourism activities</i>)</td> <td>20m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	Setback	Minimum Distances Measured in Metres (m)	Street frontage	10m	Side and rear boundary (other than where specified below)	6m	Side and rear boundary (where involving <i>tourism activities</i>)	20m
Setback	Minimum Distances Measured in Metres (m)								
Street frontage	10m								
Side and rear boundary (other than where specified below)	6m								
Side and rear boundary (where involving <i>tourism activities</i>)	20m								
Height									
<p>PO2 Development is of a height that: (1) is low-rise; (2) does not detract from the amenity of adjoining premises; and (3) does not compromise the future use of the land for urban purposes.</p>	<p>AO2 Development does not exceed 2 storeys and a maximum height of 8.5m.</p>								

Performance Outcomes	Acceptable Outcomes
Site Cover	
<p>PO3 A building or structure for an interim use has a site cover that protects the visual amenity and is compatible with the landscape character of the zone.</p>	<p>AO3 A building or structure for an interim use has a maximum site cover of 10% or 700m², whichever is the greater.</p>
Built Form and Urban Design	
<p>PO3 Development maintains and protects important views to significant landscape features, such as ridgelines.</p>	<p>AO3 Development: (1) protects the views from public places of significant landscapes features; (2) avoids building on a ridgeline; and (3) does not obstruct the views to a ridgeline from a road (refer to Figure 1).</p>  <p style="text-align: center;">Figure 1.</p>
Reconfiguration of a Lot	
<p>PO4 Reconfiguration does not result in the fragmentation of land prior to its planned development for urban purposes.</p>	<p>AO4 No Acceptable Outcome is prescribed.</p>