* + 1. Emerging community zone code

# 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.

# Purpose

1. The purpose of the Emerging community zone is to:
   1. identify land that is intended for an urban purpose in the future; and
   2. protect land that is identified for an urban purpose in the future from incompatible uses; and
   3. provide for the timely conversion of non-urban land to land for urban purposes.
2. The local government purpose of the code is to:
   1. 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;
   2. recognise that some land within the zone is subject to constraints that may make it unsuitable for urban development;
   3. 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:
   1. land is developed in an orderly sequence providing physical, social and cultural infrastructure to meet the needs of the emerging community;
   2. development contributes to an integrated and coordinated community and provides a structure that considers future development, infrastructure provision and land use allocations;
   3. 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;
   4. development of land affected by overlays meets the outcomes of the relevant overlay codes;
   5. development is not established where it would constrain future urban development or be in conflict with the efficient expansion of urban areas;
   6. new residential areas are designed to incorporate:
      1. a mix of lot sizes;
      2. a range of housing types and densities;
      3. community services and facilities that meet the needs of the new community;
      4. high levels of pedestrian, cycle and road permeability and connectivity;
      5. the efficient and timely provision of infrastructure and services;
      6. open space and opportunities for sport and recreation activities;
   7. development reflects and responds to the natural features and constraints of the land.

# Assessment benchmarks and requirements

**Table** [**6.2.4.3.**](#_bookmark0)**a – Emerging community zone code – assessment benchmarks for assessable development and requirements for accepted development**

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| --- | --- | --- |
| **Performance outcomes** | **Acceptable outcomes** | **Applicant response** |
| **For accepted development subject to requirements and assessable development** | | |
| **Development not in a structure plan area** | | |
| **Height** | | |
| **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:   1. maintain the rural character and amenity of the area; 2. achieve separation from neighbouring development and road frontages. | **AO2.1**  Buildings and structures are set back not less than:   1. 40 metres from the frontage to a State- controlled road; 2. 10 metres from the frontage to a Major rural road; 3. 6 metres from any other road; 4. 6 metres from the side and rear boundaries of the site. |  |
| **For assessable development** | | |
| **Structure planning** | | |

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| --- | --- | --- |
| **Performance outcomes** | **Acceptable outcomes** | **Applicant response** |
| **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:   1. development sequencing; 2. structure of communities and place making; 3. economic development and employment; 4. housing diversity; 5. transport and mobility; 6. community facilities and recreation land; 7. infrastructure networks; 8. centres; 9. overlay code outcomes; 10. 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. |  |
| **Incompatible development** | | |
| **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** | | |

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| **Performance outcomes** | **Acceptable outcomes** | **Applicant response** |
| **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. |  |