* + 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. |  |