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### Emerging community zone code

#### 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)**.

#### Purpose and overall outcomes

1. The purpose of the Emerging community zone is to:-
2. identify land that is intended for an urban purpose in the future;
3. protect land that is identified for an urban purpose in the future from incompatible uses; and
4. provide for the timely conversion of non-urban land to land for urban purposes.
5. The purpose of the Emerging community zone code will be achieved through the following overall outcomes:-
	1. land converted to urban purposes is developed in an efficient, coordinated and sustainable manner to facilitate the creation of complete and vibrant communities that:-
6. comprise interconnected residential neighbourhoods;
7. are effectively integrated with existing communities; and
8. are provided with necessary supporting services, facilities, infrastructure and open space;
	1. interim land uses and development in the zone do not compromise the future potential use of land for urban purposes, as a result of the fragmentation of land parcels, the encroachment or establishment of inappropriate land use activities or other cause;
	2. development is undertaken in accordance with a plan of development that appropriately addresses the matters identified in the performance outcomes of this code and any applicable local plan code at **Part 7 (Local plans)**, and which may be implemented via a preliminary approval pursuant to section 49 of the Act that includes a variation approval;

Editor’s note–planning scheme policies for local plan areas, in Schedule 6 (Planning Scheme Policies), also provide a plan of development for the development of land in the Emerging community zone.

* 1. the Branyan identified growth area is not developed for urban purposes until such time as further investigations into the suitability of the land for urban development, and local structure planning has been undertaken by the Council.

Editor’s note–the Branyan identified growth area is identified on Strategic Framework Map SFM-001 (Settlement pattern elements) as a Major urban expansion area. The Planning scheme policy for the Branyan local plan area provides local structure planning for the development of land included in the Emerging community zone in the Branyan identified growth area.

* 1. unless otherwise specified in a local plan code, development provides for a predominantly low rise building form that is compatible with the character of the surrounding area;
	2. development and infrastructure provision in the zone occurs in a logical, orderly and efficient manner and is appropriately integrated with, and connected to, the surrounding urban fabric;
	3. development in the zone sensitively responds to inherent physical constraints, environmental constraints, natural hazards, scenic amenity values and landscape character elements;
	4. development provides for efficient and effective transport networks that maximise accessibility within and to emerging community areas; and
	5. development for residential or other sensitive purposes incorporates appropriate buffers to potentially conflicting land uses, including industry and enterprise areas, rural activities, and infrastructure.

#### Specific benchmarks for assessment

**Table 6.2.15.3.1 Benchmarks for assessable development**

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations**  |
| --- | --- | --- |
| ***Local area planning*** |
| **PO1**Where applicable, development occurs in accordance with any local area planning undertaken by the Council, as specified in a local plan code.Editor’s note—in addition to the local plan codes at Part 7 (Local plan codes), planning scheme policies for local plan areas, in Schedule 6 (Planning Scheme Policies), also provide local area planning for the development of land in the Emerging community zone. | **AO1**No acceptable outcome provided. | Provide a brief description how your proposal complies with the relevant Acceptable outcome (if applicable) or a detailed analysis how compliance is achieved with the Performance outcome. |
| ***Interim land uses and development*** |
| **PO2**Prior to the granting of a development approval for urban purposes:-* 1. interim land uses and other development in the zone are predominantly limited to existing uses and low-impact rural and domestic uses, to ensure that the future potential of land to be used for urban purposes is not compromised; and
	2. development avoids the sporadic or premature creation of additional lots.
 | **AO2**No acceptable outcome provided. | Click and provide your representations. |
| ***Land use mix*** |
| **PO3**A mix of land uses and housing types is provided to meet the needs of the community. | **AO3**No acceptable outcome provided. | Click and provide your representations. |
| ***Layout and design of development*** |
| **PO4**The layout and design of development ensures that:-(a) a sense of character and community inclusion is promoted; and(b) a high level of residential amenity, personal health and safety and protection for property is provided. | **AO4**No acceptable outcome provided. | Click and provide your representations. |
| ***Building height*** |
| **PO5**Unless otherwise specified in a local plan code, development has a maximum building height of 2 storeys and 8.5m. | **AO5**No acceptable outcome provided. | Click and provide your representations. |
| ***Density*** |
| **PO6**Development encourages urban consolidation and facilitates a compact land use pattern that increases the number of people living close to services and facilities, maximises the efficient use of infrastructure and maintains a high level of residential amenity.  | **AO6**Unless otherwise specified in a local plan code, residential development provides for a net residential density of between 12 and 15 equivalent dwellings per hectare. | Click and provide your representations. |
| ***Scenic amenity and landscape character*** |
| **PO7**Development sensitively responds to scenic values and landscape character elements, particularly prominent ridgelines, significant landmarks, and rural and coastal views and vistas. | **AO7**No acceptable outcome provided. | Click and provide your representations. |
| ***Physical and environmental constraints*** |
| **PO8**Development sensitively responds to the physical constraints of the land and mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, watercourses, wetlands, coastal areas, habitats and vegetation through location, design, operation and management. | **AO8**No acceptable outcome provided. | Click and provide your representations. |
| ***Land use pattern*** |
| **PO9**The scale, density and layout of development facilitates an orderly and efficient land use pattern that:-* 1. is well connected to other parts of the urban fabric and planned future development;
	2. supports walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreation areas, community services and educational opportunities;
	3. encourages public transport accessibility and use; and
	4. maximises the efficient extension and safe operation of infrastructure.
 | **AO9**No acceptable outcome provided. | Click and provide your representations. |
| ***Integration and connectivity of development*** |
| **PO10**New development is effectively integrated with existing development by:-1. connecting and extending movement and open space networks;
2. making provision for future linkages; and
3. enhancing linkages between disconnected areas.
 | **AO10**No acceptable outcome provided. | Click and provide your representations. |
| ***Land use conflicts*** |
| **PO11**Development in the zone ensures that conflicts with the existing or potential productive use of adjoining or nearby rural lands and economic resource areas, or with other potentially conflicting land uses including industry and enterprise areas, rural activities, and infrastructure, are avoided or appropriately managed. | **AO11**No acceptable outcome provided. | Click and provide your representations. |
| ***Transport networks*** |
| **PO12**Development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within emerging community areas and to existing urban areas. | **AO12**No acceptable outcome provided. | Click and provide your representations. |
| ***Development sequencing*** |
| **PO13**Development occurs in a logical sequence and facilitates the efficient and timely provision of infrastructure and services prior to, or in conjunction with, the initial stages of the development | **AO13**No acceptable outcome provided. | Click and provide your representations. |
| ***Infrastructure and services*** |
| **PO14**Development is provided with urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure. | **AO14**No acceptable outcome provided. | Click and provide your representations. |
| **PO15**Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure. | **AO15**No acceptable outcome provided. | Click and provide your representations. |