

6.2.7.2 Emerging community zone code

6.2.7.2.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.7.2.2 Purpose

(1) The purpose of the Emerging community zone is to:

- (a) identify land that is intended for an urban purpose in the future;
- (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.

Editor's note—Future urban development must be in accordance with an approved structure plan. Section 3.4.1.2(6) of Part 3 (Strategic Framework) and the Reconfiguring a lot code provides further guidance on these matters.

(2) The purpose of the zone will be achieved through the following overall outcomes:

- (a) interim development does not compromise the future development potential of the area for urban purposes and uses that are incompatible with residential uses are not encouraged;
- (b) development does not compromise the efficient provision of infrastructure, consideration of environmental constraints and desired settlement pattern for the area;
- (c) significant historical, architectural, topographic, landscape, scenic, social, recreational and cultural features and associations, as well as natural habitat areas, wildlife corridors, wetlands and waterway corridors are protected;
- (d) roads and other transport corridors are coordinated and interconnected to ensure pedestrian, bike, public transport and private vehicles have accessibility between neighbourhoods, centres and other locations;
- (e) development responds to land constraints, including but not limited to, flooding, bushfire, former mining activities and land contamination.

Editor's note—Sites of former mining activity may be identified through the Historic Mining Permits, Resources (Mineral Occurrence and Geological Observation Data) and Abandoned Mines layers of MyMinesOnline Maps. However, proponents should be aware that the online mapping does not spatially represent all abandoned mines and their extent. Geotechnical investigation of past mining areas may reveal additional unmapped historic mine sites.

6.2.7.2.3 Specific benchmarks for assessment

Table 6.2.7.2.3 — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Applicant's response
Building height		
PO1 Buildings: (a) are low rise; (b) do not create overshadowing on adjoining residential properties; and (c) do not adversely impact on the character and amenity of the area.	AO1 Building height does not exceed 8.5m.	
Residential density		
PO2 Development reflects the very low-density character of the area.	AO2.1 Residential density is limited to 1 Dwelling house per allotment (which includes 1 Secondary dwelling).	
	AO2.2 Where a Dwelling house, any Secondary dwelling is: (a) is a maximum of 80m ² GFA; and (b) within 10m of the main building.	
Use - Caretakers accommodation		
PO3 Development: (a) does not compromise the future urban use of the site; (b) is small scale; and (c) is subordinate to the primary use of the site.	AO3.1 No more than 1 Caretaker's accommodation unit is established on the site.	
	AO3.2 The Caretaker's accommodation unit is a maximum of 50m ² in GFA.	
Use - Sales office		
PO4 The use does not adversely impact on the amenity of the surrounding land uses and local character.	AO4.1 Development of the Sales office is in place for no more than 2 years.	
	AO4.2	

Performance outcomes	Acceptable outcomes	Applicant's response
	The site coverage of the building is a maximum of 50% of the site area.	
	A04.3 There are a maximum of 2 employees on site at any one time.	
	A04.4 The use operates between 9:00 and 18:00 Monday to Saturday and 9:00 to 13:00 on Sunday.	
For all assessable development		
Land use		
PO5 Interim non-urban development does not reduce or preclude the long-term use of the site or nearby land for urban purposes, having regard to the scale and nature of the activity and its likely impacts.	No acceptable outcome is nominated.	
Use - Outdoor sport and recreation		
PO6 All buildings must: (a) be associated with the Outdoor sport and recreation activity; and (b) be low in scale and density.	No acceptable outcome is nominated.	
PO7 Development provides adequate separation, screening and buffering from any adjoining residential premises so that residential privacy and amenity is not adversely affected.	A07.1 Development that shares a boundary with a residential premises requires a minimum boundary setback of 6 metres for: (a) active outdoor use or sporting areas; (b) site access points; (c) car parking areas; and (d) servicing or outdoor storage areas.	
	A07.2 Development that shares a boundary with a residential premise must ensure all buildings: (a) are setback a minimum of 15m from that common boundary; and	

Performance outcomes	Acceptable outcomes	Applicant's response
	(b) include a minimum 1.8m high solid screen fence along that common boundary; or (c) a landscaped buffer area consisting of dense screen planting of a minimum 3m width along that common boundary. Editor's note —Refer also to the Landscaping code.	
PO8 Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO8.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> as amended.	
	AO8.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS1158.1.1 Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> as amended.	
Effects of development		
PO9 Development responds sensitively to on site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage line is maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; (f) the risk of introducing and spreading weeds and pest animals is mitigated; and (g) there is adequate buffering, screening or separation to adjoining development.	No acceptable outcome is nominated.	

Performance outcomes	Acceptable outcomes	Applicant's response
<p>PO10 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) noise and air quality; (b) traffic and parking; (c) visual impact; (d) signage; (e) odour and emissions; and (f) lighting. <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	No acceptable outcome is nominated.	
<p>PO11 All uses are located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> (a) minimise noise dust, odour or other nuisance from existing lawful uses; (b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, infrastructure corridor and rail network in the vicinity; and (c) avoid areas that may place unreasonable risk to people and property from former mining activities and contaminated land. <p>Editor's note—Sites of former mining activity may be identified through the Historic Mining Permits, Resources (Mineral Occurrence and Geological Observation Data) and Abandoned Mines layers of MyMinesOnline Maps. However, proponents should be aware that the online mapping does not spatially represent all abandoned mines and their extent. Geotechnical investigation of past mining areas may reveal additional unmapped historic mine sites.</p>	No acceptable outcome is nominated.	