

## 6.2.16 Emerging community zone code

### 6.2.16.1 Application

This code applies to assessable development:-

- (a) within the Emerging community zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Emerging community zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 6.2.16.2 Purpose

- (1) The purpose of the emerging community zone is to:-
  - (a) identify land that is intended for an urban purpose in the future; 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 communities zone code will be achieved through the following overall outcomes:-
  - (a) development for urban purposes is undertaken in accordance with a plan of development that appropriately addresses the matters identified in the performance outcomes of this code, and which is implemented via a preliminary approval pursuant to a variation request under section 50 of the Act and where applicable, development is in accordance with any local area planning undertaken by the Council, as specified in a local plan code<sup>22</sup>;
  - (b) interim land uses and other development is limited in order to ensure that the future potential of land to be used for well-planned urban purposes is not compromised;
  - (c) development that is likely to compromise appropriate longer term land uses is prevented or discouraged;
  - (d) development ensures that land that is converted to urban purposes is developed in an efficient, coordinated and sustainable manner to facilitate the creation of safe, healthy and sustainable new urban communities that:
    - (i) compromise interconnected residential neighbourhoods;
    - (ii) are effectively integrated with existing communities; and
    - (iii) are provided with necessary supporting services, facilities, infrastructure and open space;
  - (e) 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;

<sup>22</sup> Editor's note—not all land included in the Emerging community zone has been subject to local area planning undertaken by the Council. In these cases, development proponents will need to undertake their own structure/master planning exercises to formulate a plan of development that demonstrates compliance with the outcomes for the Emerging community zone code.

- (f) development in the zone sensitively responds to inherent physical constraints, environmental constraints, natural hazards, scenic amenity values and landscape character elements;
- (g) development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure; and
- (h) development in **Precinct EC1 (Hervey Bay entrance)** sensitively responds to the precinct's location and setting at the gateway entrance to Hervey Bay's coastal urban area.

### 6.2.16.3 Assessment benchmarks

**Table 6.2.16.3.1 Assessment benchmarks for assessable development**

Performance outcomes		Acceptable outcomes	
<i>Function</i>			
<b>PO1</b>	Prior to development for urban purposes:- (a) interim land uses and other development is 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 (b) development avoids the sporadic or premature creation of additional lots.	<b>AO1</b>	No acceptable outcome provided.
<b>PO2</b>	Unless otherwise specified in a local plan code, development provides for a low-rise building form that is compatible with the character of the surrounding area, with a maximum building height of:- (a) 8.5m above ground level; or (b) 10.0m above ground level where located on slopes exceeding 15%.	<b>AO2</b>	No acceptable outcome provided.
<b>PO3</b>	Unless otherwise specified in a Local Plan code:- (a) development sensitively responds to scenic values and landscape character elements, particularly prominent ridgelines, significant landmarks, prominent stands of vegetation and rural and coastal views and vistas; (b) development sensitively responds to the physical constraints of the land and mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management; (c) the scale, density and layout of development facilitates an orderly and efficient land use pattern that:- (i) is well connected to other parts of the urban fabric and planned future development; (ii) supports walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreation areas, community	<b>AO3</b>	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<p>services and educational opportunities;</p> <p>(iii) encourages public transport accessibility and use; and</p> <p>(iv) maximises the efficient extension and safe operation of infrastructure;</p> <p>(d) development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate and minimises the use of water and energy; and</p> <p>(e) conflicts with the existing or potential productive use of adjoining or nearby rural lands are avoided or appropriately managed.</p>		
<b>PO4</b>	New development is effectively integrated with existing development by connecting and extending movement and open space networks, making provision for future linkages and enhancing linkages between disconnected areas.	<b>AO4</b>	No acceptable outcome provided.
<b>PO5</b>	Unless otherwise specified in a Local plan code, development provides for:- (a) a mix of land uses and housing types to meet the needs of the community; (b) a sense of character and community inclusion; and (c) a high level of residential amenity, personal health and safety and protection for property.	<b>AO5</b>	No acceptable outcome provided.
<b>PO6</b>	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.	<b>AO6</b>	No acceptable outcome provided.
<b>PO7</b>	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	<b>AO7</b>	No acceptable outcome provided.
<b>PO8</b>	Development:- (a) 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; and (b) is provided with the full range of urban services, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunications infrastructure.	<b>AO8</b>	No acceptable outcome provided.
<b>Development in Precinct EC1 (Hervey Bay entrance)</b>			
<b>PO9</b>	Development in <b>Precinct EC1 (Hervey Bay entrance)</b> provides for:- (a) a development footprint that does not visually dominate the precinct's location and setting at the gateway entrance to Hervey Bay's coastal urban area; (b) an acoustic and scenic amenity buffer along Maryborough-Hervey	<b>AO9</b>	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<p>Bay Road to mitigate potential adverse amenity impacts to sensitive land uses and enhance the gateway entry experience to Hervey Bay from the south;</p> <p>(c) vegetation buffering to Maryborough-Hervey Bay Road to be maintained and, where practicable, enhanced so as to screen and soften the development footprint as viewed from this transport corridor;</p> <p>(d) a lower intensity and scale of development in the vicinity of the Ghost Hill ridgeline to protect the scenic amenity and landscape values of this feature; and</p> <p>(e) an open space and recreational corridor linkage along the Ghost Hill ridgeline.</p>		
<b>PO10</b>	The enhancement of, and connections to, the proposed rail trail pedestrian and cyclist link forming the eastern boundary of the precinct are provided.	<b>AO10</b>	No acceptable outcome provided.
<b>PO11</b>	No direct access is provided to Maryborough-Hervey Bay Road.	<b>AO11</b>	No acceptable outcome provided.
<b>PO12</b>	Land required for the future upgrading of Maryborough-Hervey Bay Road is identified and set aside from development.	<b>AO12</b>	No acceptable outcome provided.