

## 6.2.3 Emerging community zone code

### 6.2.3.1 Application

This code applies to assessing material change of use and building work for development in the Emerging community zone.

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

### 6.2.3.2 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 **local government purpose** of the code is to:
  - a) identify land located in the towns of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah that is considered to be generally suitable for urban development in the future;
  - b) establish the suitability of the land for development for urban purposes; and
  - c) protect this land from inappropriate development that has the potential to compromise future urban development opportunities and/or create future land use conflict.
- (3) The purpose of the Emerging community zone code will be achieved through the following **overall outcomes**:
  - a) The use of land in the zone maintains a high level of amenity consistent with its development potential for urban purposes;
  - b) The reconfiguring of a lot does not create additional small lots that compromise the efficient and orderly future development of land for urban purposes;
  - c) *Dwelling houses* are the predominant accommodation activity provided and may be supported by *home based business*;
  - d) Specific rural uses such as *animal husbandry*, *cropping where not forestry for wood production* and *intensive horticulture* that can manage their off-site amenity impacts represent appropriate transitional uses of land in the zone until it is required for urban purposes;
  - e) A predominant low rise built form and very low intensity scale of development is maintained;
  - f) Development conserves and sensitively integrates with historic places or items of cultural heritage significance;
  - g) Development that is not for urban purposes is serviced by the following infrastructure:
    - (i) either the reticulated water supply network or an adequate and self-sufficient potable water supply; and
    - (ii) either the reticulated sewerage network or a sustainable on-site effluent treatment and disposal system that maintains environmental and water quality values; and
    - (iii) stormwater drainage, electricity, gas and telecommunications services as appropriate;
  - h) Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation;
  - i) Areas of ecological significance, including watercourses, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of development;
  - j) Not all land is suitable for urban purposes. Development responds to land constraints, including but not limited to topography, bushfire and flooding.

#### **Overall outcomes for development for urban purposes**

- k) Land is developed for urban purposes in a logical and orderly sequence that addresses:
  - (i) the strategic framework, including the desired settlement pattern for the town;

- (ii) the mitigation of:
  - (A) amenity impacts generated by the possible adjacent location of *high impact activities*; and
  - (B) potential reverse amenity impacts that may interfere with the existing or ongoing use of adjacent rural land for productive rural activities;
- (iii) the achievement of affordable living opportunities, through the delivery of a variety of housing types and sizes that meet varied needs and lifestyle choices;
- (iv) infrastructure provision and sequencing detailed in **Part 4—Priority infrastructure plan**;
- (v) the provision of urban infrastructure and services, including water supply, sewerage, stormwater drainage, electricity, gas and telecommunications;
- (vi) the provision of road and active transport networks that integrate with established and proposed networks beyond the site;
- (vii) the provision of recreation and open space opportunities that can integrate with established and proposed networks beyond the site and other community facilities and infrastructure;
- (viii) the protection of significant historical, cultural, social, recreational, topographic, landscape, and scenic amenity features;
- (ix) the protection of natural habitat areas, wildlife corridors, watercourses and wetlands; and
- (x) the identification of land that is unsuitable for development for urban purposes due to risks to development from flooding, bushfire and landslide.

### 6.2.3.3 Assessment benchmarks

#### Part A—

#### Requirements for accepted development and assessment benchmarks for assessable development

Table 6.2.3.3—

#### Requirements for accepted development and assessment benchmarks for assessable development

| Performance outcomes   | Acceptable outcomes   |
|--|---|
| <b>For accepted development subject to requirements and assessable development</b>   |   |
| <b>Building height</b>   |   |
| <b>PO1</b><br><i>Building height</i> maintains the established low rise built form character of the town.  | <b>AO1</b><br><i>Building height</i> does not exceed two storeys and 8.5 metres above <i>ground level</i> .   |
| <b>Outbuildings (Class 10a)</b>  |   |
| <b>PO2</b><br><i>Outbuildings</i> are not used for habitable or domestic purposes.   | <b>AO2</b><br><i>Outbuildings</i> are used for non-habitable purposes only.   |
| <b>Building setbacks</b>   |   |
| <b>PO3</b><br>Building setbacks: <ul style="list-style-type: none"> <li>(a) maintain a coherent streetscape; and</li> <li>(a) assist in the protection of the amenity of existing and future residential development.</li> </ul> | <b>AO3.1</b><br>Buildings and structures are setback a minimum 6 metres from the <i>primary street frontage</i> of the site, unless varied by a <b>development code</b> .<br><br><b>AO3.2</b><br>Buildings and structures are setback a minimum 10 metres from the side and rear boundaries of the site, unless varied by a development code. |

| Performance outcomes   | Acceptable outcomes  |
|--|--|
| <b>Animal husbandry</b>  |  |
| <p><b>PO4</b><br/>Development for <i>animal husbandry</i> does not compromise the:</p> <ul style="list-style-type: none"> <li>(a) amenity enjoyed by <i>sensitive land uses</i> located on <i>adjoining premises</i>; and</li> <li>(b) water quality values of local receiving environments.</li> </ul>  | <p><b>AO4.1</b><br/><i>Animal enclosures</i> and associated structures (other than fences) are not located within:</p> <ul style="list-style-type: none"> <li>(a) 100 metres of a lot located in the General residential zone (excluding the <b>Park residential precinct</b>);</li> <li>(b) 100 metres of a <i>sensitive land use</i> on an <i>adjoining premises</i>; and</li> <li>15 metres of a <i>dwelling house</i> on the same site.</li> </ul> |
| <b>For assessable development</b>  |  |
| <b>Building scale</b>  |  |
| <p><b>PO5</b><br/>Building scale maintains a very low intensity consistent with the residential activities and specific rural uses expected in the zone.</p>   | <p><b>AO5</b><br/><i>Site cover</i> does not exceed 5 percent.</p>   |
| <b>Environmental management</b>  |  |
| <p><b>PO6</b><br/>Rural uses operate in accordance with contemporary best practice environmental management principles and do not result in any adverse impacts on the following environmental values:</p> <ul style="list-style-type: none"> <li>(a) air quality;</li> <li>(b) water quality; and</li> <li>(c) soil quality.</li> </ul>   | <p><b>AO6</b><br/>No acceptable outcome provided.</p>  |
| <p><b>PO7</b><br/>Liquid and solid waste disposal, including carcass disposal, and emissions of contaminants to surface or groundwater (including contaminated stormwater) do not result in environmental harm or nuisance.</p>  | <p><b>AO7</b><br/>No acceptable outcome provided.</p>  |
| <b>Amenity</b>   |  |
| <p><b>PO8</b><br/>The design, location and operation of development does not result in any undue adverse impact on the amenity of the locality, having regard to:</p> <ul style="list-style-type: none"> <li>(a) hours of operation;</li> <li>(b) lighting;</li> <li>(c) noise;</li> <li>(d) dust, odour and other airborne emissions;</li> <li>(e) public health and safety;</li> <li>(f) traffic generation;</li> <li>(g) the use of <i>advertising devices</i>;</li> <li>(h) visual amenity; and</li> <li>(i) overlooking and privacy.</li> </ul> | <p><b>AO8</b><br/>No acceptable outcome provided.</p>  |
| <p><b>PO9</b><br/>Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> </ul>  | <p><b>AO9</b><br/>No acceptable outcome provided.</p>  |

| Performance outcomes  | Acceptable outcomes                                    |
|---|--|
| <ul style="list-style-type: none"> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) lighting;</li> <li>(e) <i>advertising devices</i>;</li> <li>(f) visual amenity;</li> <li>(g) privacy;</li> <li>(h) odour; or</li> <li>(i) emissions.</li> </ul>   |  |
| Development for urban purposes  |  |
| <p><b>PO10</b><br/>Development for urban purposes achieves:</p> <ul style="list-style-type: none"> <li>(a) the mitigation of amenity impacts generated by the possible adjacent location of <i>high impact activities</i> and potential reverse amenity impacts that may interfere with the existing or ongoing use of adjacent rural land for productive rural activities;</li> <li>(b) affordable living opportunities through the delivery of a variety of housing types and sizes that meet varied needs and lifestyle choices;</li> <li>(c) the provision of urban infrastructure and services, including water supply, sewerage, stormwater drainage, electricity, gas and telecommunications;</li> <li>(d) the provision of road and active transport networks that integrate with established and proposed networks beyond the site;</li> <li>(e) the provision of recreation and open space opportunities that can integrate with established and proposed networks beyond the site and other community facilities and infrastructure;</li> <li>(f) the protection of significant historical, cultural, social, recreational, topographic, landscape, and scenic amenity features;</li> <li>(g) the protection of natural habitat areas, wildlife corridors, watercourses and wetlands; and</li> <li>(h) the identification of land that is unsuitable for development for urban purposes due to risks to development from flooding, bushfire and landslide</li> </ul> | <p><b>AO10</b><br/>No acceptable outcome provided.</p> |