

Table 5.5.17 Emerging community zone

Note—development in the Emerging community zone is intended to be subject to a master plan. An approved plan of development may provide variations to the levels of assessment specified in this table.

EMERGING COMMUNITY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Palmview declared master planned area		
As specified in the table of assessment for the Structure Plan as varied by a variation approval. See Section 10.2 (Palmview Structure Plan)	As specified in the table of assessment for the Structure Plan as varied by a variation approval.	As specified in the Structure Plan as varied by a variation approval.
All other land included in Emerging community zone		
Residential activities		
Dwelling house	Accepted development	<ul style="list-style-type: none"> Dwelling house code
Business activities		
Home based business	Accepted development if:- (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if for an activity other than a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> Home based business code
	Impact assessment if for a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> The planning scheme
Sales office	Accepted development	<ul style="list-style-type: none"> Sales office code
Community activities		
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Emergency services	Code assessment	<ul style="list-style-type: none"> Emerging community zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Rural activities		
Animal husbandry	Accepted development	<ul style="list-style-type: none"> Rural uses code
Cropping	Accepted development if not forestry for wood production.	<ul style="list-style-type: none"> Rural uses code
	Impact assessment if forestry for wood production.	<ul style="list-style-type: none"> The planning scheme
Wholesale nursery	Code assessment	<ul style="list-style-type: none"> Emerging community zone code Applicable local plan code Rural uses code Transport and parking code

EMERGING COMMUNITY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Other activities		
<i>Utility installation</i>	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme