

## 6.2.17 Emerging community zone code

### 6.2.17.1 Application

- (1) 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)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

### 6.2.17.2 Purpose and overall outcomes

- (1) The purpose of the Emerging community zone code is to ensure that development is designed and coordinated to achieve safe, healthy and sustainable new urban communities which:-
  - (a) are well integrated with existing communities;
  - (b) deliver *affordable living* opportunities;
  - (c) provide an appropriate mix and arrangement of activities; and
  - (d) provide a *best practice* benchmark for ecological sustainability and the implementation of environmental enhancement and rehabilitation programs.
- (2) The purpose of Emerging community zone code will be achieved through the following overall outcomes:-
  - (a) prior to the granting of any development approval or master plan approval for *urban purposes*:-
    - (i) interim land uses and other development is predominantly limited to existing uses to ensure that the future potential of the land to be used for *urban purposes* is not compromised; and
    - (ii) the sporadic or premature creation of additional lots is avoided;
  - (b) development in the Palmview Declared Master Planned Area is undertaken in accordance with the Palmview Structure Plan (see **Section 10.2 (Palmview Structure Plan)**); and
  - (c) development in other areas not subject to **Part 10 (Other plans)** is undertaken in accordance with a plan of development that appropriately addresses the matters identified below, and which is implemented via a variation approval or an amendment to the planning scheme:-
    - (i) development reflects any specific intent statements and local structure planning elements for the area identified in a local plan code;
    - (ii) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
    - (iii) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
    - (iv) the scale, density and layout of development facilitates an efficient land use pattern that:-
      - (A) is well connected to other parts of the urban fabric and planned future development;
      - (B) supports walkable neighbourhoods that are well connected to employment nodes, activity centres, open space and recreational areas, community facilities, health and education opportunities;
      - (C) encourages active and public transport accessibility and use; and

- (D) maximises the efficient extension and safe operation of *infrastructure*;
- (v) an appropriate mix of land uses and housing types is provided;
- (vi) a sense of character and community inclusion is promoted;
- (vii) a high level of residential amenity, personal health and safety, and protection for property is provided;
- (viii) development provides for pedestrian, cycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to neighbourhoods and other areas;
- (ix) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the use of water and energy;
- (x) development does not interfere with the existing or ongoing use of adjoining rural land for productive agricultural purposes;
- (xi) development occurs in a logical sequence and facilitates the efficient and timely provision of *infrastructure* and services prior to, or in conjunction with, the first stages of development;
- (xii) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water, sewerage, stormwater drainage and electricity and telecommunication infrastructure; and
- (xiii) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*.

Editor's note—a table of consistent and potentially consistent uses has not been provided for the Emerging community zone as development in this zone is intended to occur in accordance with a master plan. An approved plan of development may provide for a range of uses as appropriate to the *site* or area.