2.1.10 Overall Outcomes for the Emerging Community Zone

The overall outcomes are the purpose of the Emerging Community Zone. The overall outcomes are as follows –

a) Interim land uses are located in the Emerging Community Zone and the land is generally identified for urban growth within the planning period (15 years) of this Planning Scheme.
b) Land is protected from fragmentation and incompatible or premature development, which would compromise the efficient and orderly provision of infrastructure and services or result in an oversupply of residential allotments in the City.
c) Development is integrated, connected and compatible with surrounding land uses, road and other transport networks, business centres, infrastructure corridors and open space networks.
d) Land is developed in a sustainable and efficient manner with a range of housing types and densities and other social and community facilities suitable for the needs of the expected resident population.
e) Significant site features are protected or maintained and all possible and undesirable impacts on the environment are mitigated[1].
f) Urban design promotes a sense of place and identity for the community.
g) Development maintains and provides a high standard of residential amenity.

2.1.10.1 Development Principles

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION/S
Consistent, Inconsistent and Interim Uses	
PC1 The following uses are inconsistent in the Emerging Community Zone and are not located in this zone - a) Duplex; b) any Rural use c) any Commercial use (except Local Shop, Medical Centre and Temporary Estate Sales Office); d) any Industrial use (except Service Station); e) any Community use (except Child Care Centre, Community and Cultural Facilities and Educational Facility); f) Shipping Container Storage; and g) Telecommunications Facility - Major	No acceptable solution specified.
PC2 Until land is redeveloped in a consolidated manner, it is used for small-scale rural and residential activities which do not preclude or compromise the future development of premises.	**AS2.1** Residential development is located on: a) a lot with a site area less than 1500 m^2; or b) within a Building Location Envelope (BLE), as defined in the Administrative Terms.
PC3 Land is developed in an orderly sequence. Infrastructure and services are available and can	**AS3.1** Development complies with an approved Structure Plan of Council.

1 *Land in the Emerging Community Zone is potentially subject to a range of environmental constraints (refer to planning scheme overlays and relevant State legislation) and may not be suitable or capable of development.*

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTION/S	
	be staged efficiently and economically and all required infrastructure corridors are provided or protected.		
PC4	Appropriate commercial, social and community facilities are provided in an integrated manner having regard to the protection and consolidation of existing centres and local catchment provision.	**AS4.1**	Development complies with an approved Structure Plan of Council.
PC5	Roads and other transport networks are integrated to ensure connectivity between centres, residential neighbourhoods (e.g. surrounding premises), and other locations.	**AS5.1**	Development complies with an approved Structure Plan of Council.
PC6	Development provides for and supports the use of internal and external public transport, walking and cycling.	**AS6.1**	Development complies with an approved Structure Plan of Council.
Built Form and Amenity			
PC7	Development is comprehensively planned to maximise the range and density of housing and provides adequate facilities and services on unconstrained land.	**AS7.1** **AS7.2** **AS7.3**	Development complies with an approved structure plan, prepared in accordance with the Structure Planning Code. Development includes a range of lot sizes to support a mix of housing. Provision is made for services and facilities that support the surrounding residential development. Note: When assessing applications, Council will have regard to *Planning Scheme Policy 12 – Structure Planning, in the Emerging Community or Low Density Residential Zones.*
PC8	Development is compatible with the scale and character of surrounding development and minimises any potential impact upon amenity.	**AS8.1**	The maximum building height is two (2) storeys and 8.5 metres above natural ground level or ten (10) metres above natural ground level on land with a slope greater than 15%.
PC9	Design and sustainability principles are employed to ensure demand for water, power and waste is minimal and maximum advantage is taken of reuse opportunities.	**AS9.1**	Development complies with an approved Structure Plan of Council.
Environment & Open Space			
PC10	Development protects and provides a network of integrated open space.	**AS10.1**	Development complies with an approved Structure Plan of Council.
PC11	Significant historical, architectural, topographical, landscape, scenic, social, ecological, natural, archaeological and cultural features and associations are protected or maintained	**AS11.1**	Development complies with an approved Structure Plan of Council.
PC12	Adverse impacts on the natural environment associated with works and the on-going use of the land are avoided.	**AS12.1**	Development complies with an approved Structure Plan of Council.