



PLANNING SCHEME

Information sheet

Emerging Community Zone

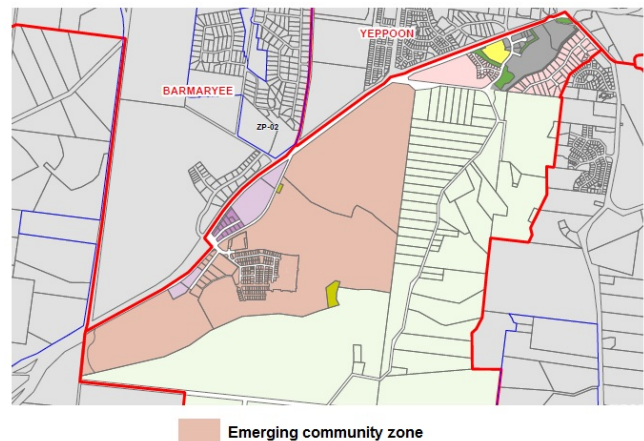
This information sheet explains what the Emerging Community zone is and how it is used to regulate development in the Livingstone Planning Scheme 2018.

What is the Emerging Community zone?

The Emerging Community zone has generally been allocated to land on the urban fringe where the land has potential to accommodate future urban development. This may include a mix of land uses that combined create residential communities and service centres. Emerging Community zoned land will eventually cater for future population growth within the planning scheme area.

In a broad sense, the Emerging Community zone:

- provides for the protection of land from development which has the potential to compromise or limit the ability for development for urban activities at a time when needed;
- provides for the development of small scale and low intensity uses until such time as the land is needed for urban activities;
- provides for the timely, orderly and efficient conversion of non-urban land to land providing for urban activities; and
- provides for the development of new well planned urban communities that align with the provision of infrastructure across the local government area.



Emerging community zone

Figure 1: Emerging Community zone map extract

What does the Emerging Community zone mean for development?

This is a new zone and this means there are new codes and development provisions for land included in this zone. Persons with land included in this zone should make themselves familiar with the new zone code.

Part 5 of the planning scheme determines the circumstances in which a development application to Council is required for land included in the Emerging Community zone. Part 5 also determines the categories of development and assessment for development, and the assessment benchmarks.

Zone codes are located within **Part 6** of the planning scheme and set out the planning provisions to be met for development.

Existing lawfully established development is not affected by a change in zone. For more information regarding existing uses and rights protected, refer to the information sheet in this series on this topic.

What development can occur in the Emerging Community zone?

Generally speaking, land included in the Emerging Community zone is located on the urban fringe or on land that although recognised as urban, may need a fresh approach to the scale and extent of development as it relates to state and local matters in existence today.

The Emerging Community zone code provides for the development of small scale and low impact rural activities and other compatible low impact uses until such time as there is a need for the land to be developed for urban activities. These low impact uses are unlikely to significantly limit or compromise the development of urban communities and urban activities at a time when needed.

Development which results in the fragmentation of land by subdivision into small inappropriate lot sizes can severely limit the future development of the land in an efficient and viable manner. The Emerging Community zone code in combination with the reconfiguring a lot code address this matter, with council policy centred on preventing this from occurring.

The need for structure plans

The Emerging Community zone code requires that a structure plan be prepared and included as part of any development application. An approved structure plan is to provide greater certainty for the coordinated provision and layout of land uses and infrastructure in these emerging communities.

Reference should be made to the Structure Planning and Urban Design Planning Scheme Policy contained within Schedule 7 of the planning scheme. This provides guidance on the outcomes expected from structure plans, urban design principles and the process required to prepare structure plans.



Figure 3: Example structure plan - built form and civic spaces (Source: Bororoondara: Kew Junction Structure Plan)

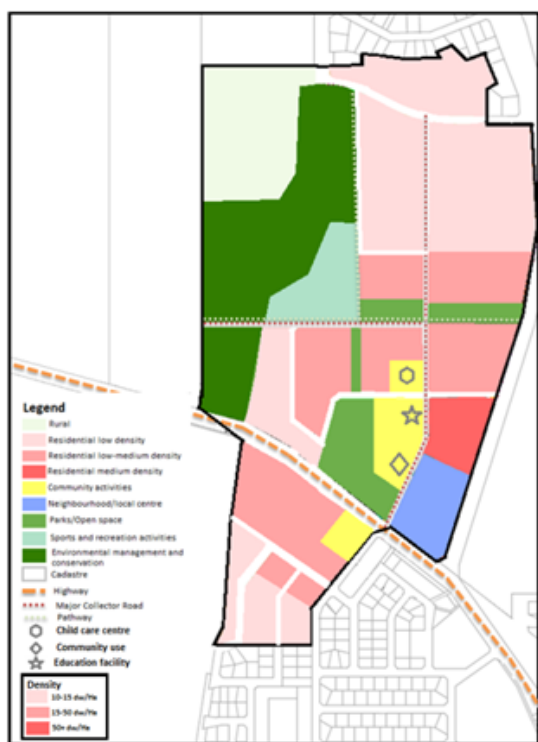


Figure 2: Example structure plan - land use map

Disclaimer: The content of this information sheet is a summary and has been prepared to assist the reader to understand the Planning Scheme. This advice given does not bind or fetter the Council in any way in exercising its statutory responsibilities in assessing any development application which might be made to the Council. Please refer to the full Livingstone Planning Scheme 2018 document on Council's website for further detail.