


Zone: Emerging Community

PURPOSE	<p>The purpose of the Emerging community zone is to identify and protect non-urban land that is suitable for future residential development. The zone protects land from untimely scattered development that may compromise or conflict the lands conversion to compact and well planned residential areas in the future, as demand arises.</p>	
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PREFERRED USES		LEVELS OF ASSESSMENT	
 	Dwelling house	ACCEPTED Dwelling house Home based business Sales office	CODE ASSESSABLE Nil - unless accepted use fails to meet accepted development criterion of respective code or overlay.
 	Home based business		
 	Sales office		
		 If use not stated here, development is not preferred in this zone and is therefore impact assessable.	

AS PART OF YOUR DEVELOPMENT WE WILL ASSESS

Min lot size and dimensions 	Building height 	Home based business  Total area, bedrooms, number of customers, car parking	Environmentally sensitive design 	Setbacks 
Structure Plan 	Needs Assessment 	Amenity and Privacy 	Natural hazards 	Flood immunity  Finished floor level is 300mm above defined flood level

The contents of this information sheet have been prepared in order to assist residents to understand the Whitsunday Planning Scheme. This information is a general overview only. For full details in relation to the applicable provisions of the planning scheme that affect proposed development, please refer to the Whitsunday Planning Scheme.

FOR MORE INFORMATION

Visit the Whitsunday Planning Scheme on Councils website; or
 Contact: Strategic Planning on 4945 0263
 Email: info@whitsundayrc.qld.gov.au

