

6.7 Other zones category

6.7.1 Emerging community zone code

6.7.1.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

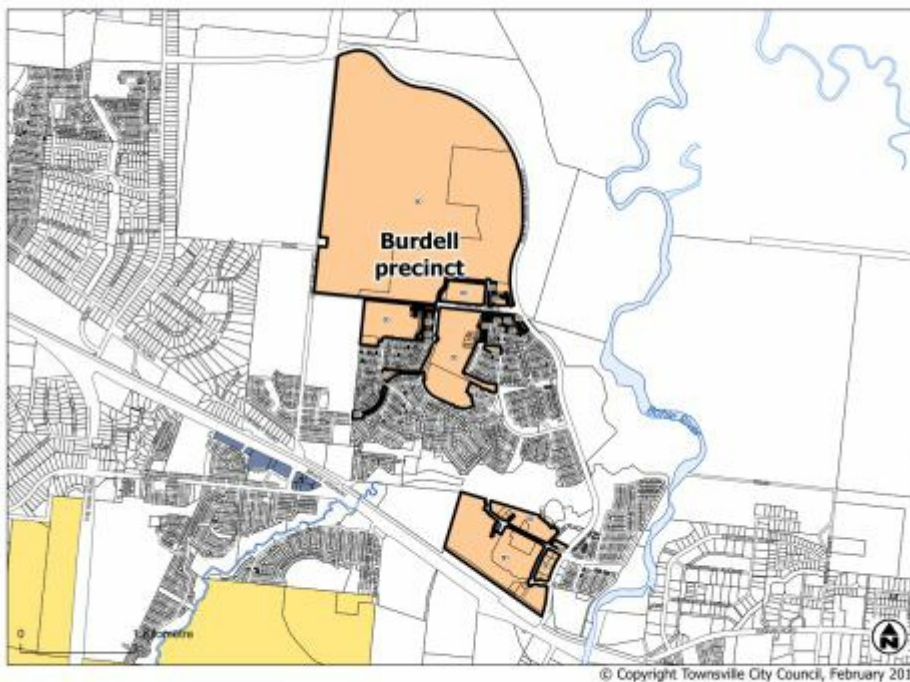
6.7.1.2 Purpose

- (1) The purpose of the Emerging community zone code is to:
 - (a) identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future;
 - (b) manage the timely conversion of non-urban land to urban purposes; and
 - (c) prevent or discourage development that is likely to compromise appropriate longer term land use.
- (2) The particular purpose of the code is:
 - (a) to ensure that future development:
 - (i) creates an integrated and compact urban form;
 - (ii) establishes safe, attractive and walkable communities;
 - (iii) provides for a wide choice of housing, employment and accessible community services; and
 - (iv) avoids areas within the Emerging community zone that are unsuited to urban development because of their natural, scenic or cultural values; and
 - (b) to ensure that any development which occurs prior to urbanisation of an area maintains the suitability and capacity for future urban development.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) structure planning of areas within the zone is undertaken in advance of development of the land for urban purposes;
 - (b) land is developed in a logical pattern that facilitates the efficient provision of infrastructure;
 - (c) a high level of integration with existing and future urban development is achieved having regard to movement networks, open space and recreational facilities, centres and community infrastructure;
 - (d) development facilitates the establishment of new residential communities together with an appropriate level of supporting land uses such as centres, industry and community activities;
 - (e) residential development provides for a range of housing types and achieves a minimum dwelling yield of 15 dwellings per hectare net;
 - (f) movement networks are established to promote active transport (walking and cycling) and public transport;
 - (g) development retains and protects significant environmental, topographic, scenic and cultural features and values;
 - (h) development provides for sufficient buffering to existing or intended non-urban or incompatible uses in surrounding areas; and
 - (i) development which is, or has the potential to become, incompatible with future urban development of the area does not occur.
- (4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts.

Burdell precinct:

 - (a) creates an identifiable community, which is developed through detailed subdivision design, focused land use provision and clear building requirements;
 - (b) provides housing diversity to meet the evolving needs of various household types and lifestyles;

- (c) development is integrated and respects the site's character and provides access to open space and community facilities;
- (d) provides a defined open space system that protects wetland and riparian environmental values and provides various recreational opportunities;
- (e) development facilitates safe and functional access within the precinct and to external connections;
- (f) is designed to achieve tropical urban design outcomes;
- (g) is developed for community and commercial facilities to:
 - (A) service the residents of the precinct, residents of the region, and the travelling public; and
 - (B) ensure that residential amenity is not detrimentally affected;
- (h) provides for an integrated linear open space system along the major drainage paths with linkages to the Bohle River; and
- (i) provides for innovative development over the life of the development of the precinct area, to account for technological development and changing patterns in the community.



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Figure 6.160 - Burdell precinct

6.7.1.3 Assessment benchmarks

Table 6.7.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Home based business	
<p>PO1 The use does not adversely impact on the amenity of the surrounding residential land uses and local character.</p>	<p>AO1.1 The home based business:</p> <ul style="list-style-type: none"> (a) is carried out in an existing building or structure; (b) does not use more than 60m² of the gross floor area of the building or structure; (c) involves at least one or more residents of the dwelling house; (d) involves not more than one non-resident employee; (e) where bed and breakfast or farm stay accommodation does not exceed three bedrooms or cabins; (f) does not generate more than 1 heavy vehicle trip per week; <p>Editor's note—A heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.</p> <ul style="list-style-type: none"> (g) does not generate more than 14 vehicle trips per day by other vehicles, where one trip includes arriving and departing the site. These trips are additional to normal domestic trips associated with the dwelling; (h) contains visitor parking within the site; (i) does not involve hiring out of materials, goods, appliances or vehicles; and (j) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home business on the site. <p>Editor's note—home based business operators should also refer to signage requirements under Table 5.8.2 -Operational work being placing an advertising device on a premises and Section 9.3.1-Advertising devices code.</p> <p>AO1.2 Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.</p> <p>AO1.3 Other than where a bed and breakfast, farm stay or home based childcare, the business use does not operate outside the hours of 8am to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday.</p> <p>AO1.4 Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 2008.</p>

Table 6.7.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Sales office	
PO2 The use does not adversely impact on the amenity of the surrounding land uses and local character.	AO2 Development of the sales office is in place for no more than five years.

Table 6.7.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Interim land uses	
PO3 Development does not reduce or preclude the long-term use of the site or nearby land for urban purposes, having regard to the scale and nature of the activity and its likely impacts, and would not compromise the implementation of a future structure plan over the site.	No acceptable outcome is nominated.

Table 6.7.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Creating new communities	
<p>PO4 New development of an urban nature:</p> <ul style="list-style-type: none"> (a) contributes to a logical pattern and sequence of development; (b) facilitates efficient use of land and infrastructure; (c) facilitates integration with existing and future urban development, having regard to movement networks, open space networks and accessibility to community infrastructure; (d) provides accessibility for all modes of transport including pedestrian, cyclist, public transport and private car; (e) creates clear, direct pedestrian and cycle access to centres, local parks and public transport stops; (f) achieves an average net residential density of at least 15 dwellings per hectare; (g) locates higher density residential development in and around centres, along connector streets and close to transit nodes; (h) locates community facilities requiring high levels of accessibility within or adjoining centres; (i) responds to constraints and natural values on the site and avoids or minimises any impacts on areas of environmental significance; (j) facilitates integrated water cycle management; (k) orients major streets and vistas to landmarks; (l) provides a road network with a capacity adequate for current and future demand; (m) does not increase hazard or risk to existing or future residents; and (n) provides an open space network suitable for current and future needs. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Emerging community planning scheme policy no. SC6.6 provides guidance to applicants on expected structure planning processes to facilitate development that complies with this code and Section 9.3.4 Reconfiguring a lot code.</p>
<p>PO5 Emerging communities are provided with the range of supporting services and uses, including those that provide local employment opportunities, that:</p> <ul style="list-style-type: none"> (a) are commensurate to the size of the relevant emerging community; (b) do not detract from planning scheme intentions for other parts of the city; and (c) are planned as an integrated and compatible component of the emerging community they serve. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Emerging community planning scheme policy no. SC6.6 provides guidance to applicants on expected structure planning processes to facilitate development that complies with this code and Section 9.3.4 Reconfiguring a lot code.</p>

<p>PO6 New centres are designed to create:</p> <ul style="list-style-type: none"> (a) a coherent and integrated built form, public realm and circulation networks; (b) central, accessible and attractive public spaces for people to congregate and interact; (c) continuity of streetscape and landscape characteristics; (d) pedestrian friendly and visually interesting frontages to streets and public spaces; (e) active primary frontages with parking areas sleeved by buildings; (f) optimum energy efficiency; (g) a well-integrated mix of uses; (h) connectivity of pedestrian and cyclist paths and spaces internal and external to the centre; (i) connectivity to public transport services; and (j) sensitive transitioning to surrounding land and uses. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note— Emerging community planning scheme policy no. SC6.6 provides guidance to applicants on expected structure planning processes to facilitate development that complies with this code and Section 9.3.4 Reconfiguring a lot code.</p>
<p>PO7 Where centre development is proposed, development is consistent with the centres hierarchy and does not compromise the intended role or successful functioning of other centres in the network.</p> <p>The growth of floor space within centres is balanced with anticipated growth within their primary catchment and does not substantively impact on the trading of other centres for an extended period of time or unduly undermine the potential for another centre to expand into its intended role.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Emerging community planning scheme policy no. SC6.6 provides guidance to applicants on expected structure planning processes to facilitate development that complies with this code and Section 9.3.4 Reconfiguring a lot code.</p> <p>Editor's note— Applicants should have regard to Economic impact assessment planning scheme policy SC6.5 for guidance on how to demonstrate compliance with this performance outcome.</p>

Table 6.7.1.3 - Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
<p>PO8 Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. <p>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	<p>No acceptable outcome is nominated.</p>

Burdell precinct

Table 6.7.1.3 - Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Burdell precinct	
PO9 A site is to be suitable in size and configuration for the intended use.	AO9 A variety of lot sizes and configurations are provided to facilitate a well-connected master planned community.

6.7.2 Special purpose zone code

6.7.2.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.7.2.2 Purpose

- (1) The purpose of the Special purpose zone code is to facilitate industrial development that is of regional, state and national significance.
- (2) The particular purpose of the code is to:
 - (a) recognise and facilitate reconfiguration of land in the Townsville State Development Area;
 - (b) protect the area's suitability for industrial development and the expansion of existing industrial uses;
 - (c) facilitate and maintain linkages to the Port of Townsville and major freight routes;
 - (d) protect environmental values in the Townsville State Development Area; and
 - (e) ensure development minimises impacts on the amenity of nearby sensitive land uses.

Editor's note—Material change of use applications in the Townsville State Development Area are administered by the Coordinator-General through the Development Scheme for the Townsville State Development Area. In this area, only development applications for reconfiguration of a lot and operational works will be assessed by Townsville City Council.

- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the Townsville State Development Area accommodates a wide range of large-scale industry uses, particularly those which support or have a nexus with the Port of Townsville and minerals processing;
 - (b) other non-industrial uses are those which are ancillary to or directly support the industrial functions of the area, and are limited in extent;
 - (c) the intrusion of incompatible uses, or uses which may be more appropriately accommodated in other zones, is avoided to protect the availability of land for industrial purposes and the viability and efficient operation of existing and future industry uses;
 - (d) the impacts of development are managed to ensure public health and safety;
 - (e) development avoids significant adverse effects on water quality and the natural environment;
 - (f) development does not adversely affect the safe and efficient operation of Department of Defence landholdings;
 - (g) development is safe and legible, and designed to establish safe and efficient movement systems;
 - (h) lot sizes provide for a range of large format industrial uses and discourage take up of land for smaller scale activities better suited to other zones;
 - (i) development makes a positive contribution to the public domain, particularly along major roads;
 - (j) opportunities for energy efficiency through groupings and relationships between industries are accommodated where possible; and
 - (k) development is adequately serviced by infrastructure and maximises the efficient use of existing and planned infrastructure.

6.7.2.3 Assessment benchmarks

Table 6.7.2.3 - Assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
General	
PO1 The site layout and design: <ul style="list-style-type: none"> (a) minimises earthworks; (b) maximises retention of natural drainage patterns; and (c) ensures existing drainage capacity is not reduced. 	AO1 Development does not involve: <ul style="list-style-type: none"> (a) earthworks involving more than 100m³; and (b) any changes to existing drainage lines and wetlands.

Table 6.7.2.3 - Assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Defence land	
PO2 Development does not adversely affect the safe and efficient operation of nearby Department of Defence land.	AO2 All buildings and operational components of a use are setback not less than 100m from the closest boundary of land in the control of or used by the Department of Defence.

Table 6.7.2.3 - Assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Uses	
PO3 Development does not significantly detract from the availability or utility of land for industrial purposes.	No acceptable outcome is nominated.

Table 6.7.2.3 - Assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Community and environmental risk	
<p>PO4 Development is designed and managed so that it provides protection for community health and safety, and avoids unacceptable risk to life and property.</p>	No acceptable outcome is nominated.
<p>PO5 The site layout and design minimises impacts of on-site and surrounding drainage patterns and ecological values by:</p> <ul style="list-style-type: none"> (a) maximising retention of natural drainage patterns; (b) ensuring existing drainage capacity is not reduced; (c) maximising the retention or enhancement of existing vegetation and ecological corridors; and (d) providing buffers to protect the ecological functions of waterways. 	No acceptable outcome is nominated.