

Emerging Community Zone

Covers larger greenfield sites intended for a mix of uses within a master planned development.



What is the Emerging Community Zone?

The purpose of the Emerging Community Zone is to identify and protect land that is intended for an urban purpose in the future, subject to local area structure planning.

It also applies to larger tracts of land that are currently being developed for new residential communities in accordance with an approved master plan (e.g. the Harmony residential community at Palmview).

What land uses are expected in the zone?

Land use and development in the Emerging Community Zone is intended to occur in accordance with an approved local area structure plan. Depending on the site location and context, appropriate land uses may include:

- a mix of residential uses (dwelling houses, dual occupancies and multiple dwellings)
- mixed use (live/work) developments
- business uses (in centres)
- community activities
- open space, sport and recreation activities.

It is important that interim land uses are limited to ensure future urban development potential in the zone is not compromised or reduced. Appropriate interim land uses (prior to a local area structure plan for the site being approved) include:

- dwelling houses
- short-term accommodation (limited to home-hosted accommodation e.g. bed and breakfast)
- home-based businesses (other than high impact home-based businesses)
- low impact rural activities e.g. cropping and grazing
- wholesale nurseries.

What is the form and density of development intended for this zone?

- Predominantly detached houses and row houses, but possible uses can vary widely depending on the approved local area structure plan and the size of the residential community it relates to.
- Buildings generally 1 to 3 storeys (but higher buildings may be possible near town centres and public transport).
- Walkable neighbourhoods that are responsive to the Sunshine Coast subtropical climate.
- Interim minimum lot size of 10 hectares to ensure future urban development potential is not compromised or reduced. Diversity of lot sizes, including small residential lots for a master planned community.
- Indicative residential density generally around 30 dwellings per hectare (noting that density can vary based on the context of the site).

Other key characteristics

- Generally, applies to larger greenfield expansion sites (or occasionally to consolidation or 'infill' development sites) that have been identified as being suitable for urban purposes but where detailed planning is required to determine the ultimate form of development (e.g. Burnside and Wises Farm, Buderim North).
- The zone also applies to the Palmview declared master planned area and small parts of the Beerwah East SEQ Development Area.
- Development is intended to occur in accordance with an approved local area structure plan.

How can I find out more?

- There are a range of proposed planning provisions that may be relevant to land within the Emerging Community Zone, depending on the features of an individual site
- Go to the following [information sheets](#):
 - Zone Summary
 - Urban expansion land supply
- Go to the following parts of the [proposed planning scheme](#):
 - Strategic Framework
 - Emerging Community Zone Code
 - Find out the zoning and overlay mapping that is [proposed for your property](#).
- If you have a question, contact Council's planning scheme team:
 - Email: newplanningscheme@sunshinecoast.qld.gov.au
 - Phone: 07 5409 0570

To explore the proposed planning scheme or make a submission, scan the QR code or visit:

<https://haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme>



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