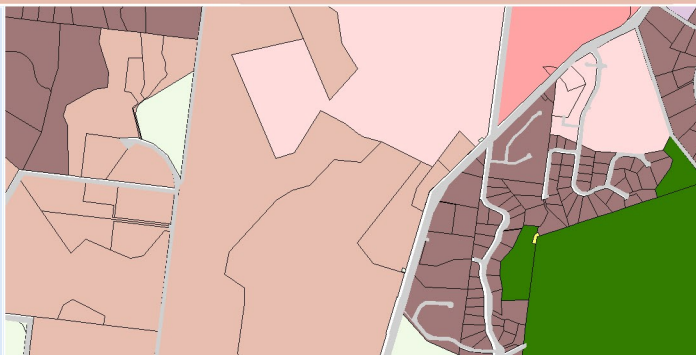


Zone: Emerging Community

Your guide to navigating the Whitsunday Regional Council Planning Scheme.

PURPOSE

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.



PREFERRED USES



Dwelling house



Home based business



Sales office

LEVELS OF ASSESSMENT

ACCEPTED

Dwelling house
Home based business
Sales office

CODE ASSESSABLE

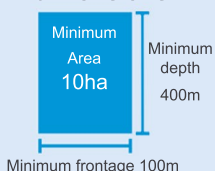
Nil - unless accepted use fails to meet accepted development criterion of respective code or overlay.



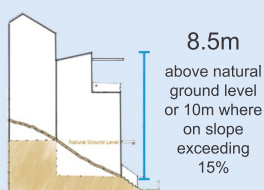
If use not stated here, development is not preferred in this zone and is therefore impact assessable.

AS PART OF YOUR DEVELOPMENT WE WILL ASSESS

Min lot size and dimensions



Building height



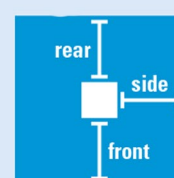
Home based business



Environmentally sensitive design



Setbacks



Structure Plan



Needs Assessment



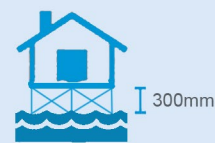
Amenity and Privacy



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 1300 972 753

Email: info@whitsundayrc.qld.gov.au