

# KNOW YOUR ZONE

## Queensland zoning information



Image is indicative only

### Emerging community zone

#### What is a zone?

Every property is zoned. A zone identifies the preferred land use in an area. The zone, and other planning controls, are identified in the planning scheme to guide development and use of land.

#### What development can I expect in the emerging community zone?

The emerging community zone protects land intended for future urban development, such as the extension of existing suburbs and towns or the creation of new communities. In the meantime, limited activities may occur on these lands that do not constrain future development opportunities.

A planning scheme may include land to cater to the needs of future residents and workers in an emerging community area. In most cases detailed investigations are required to plan for these new or expanded communities including uses, locations and how they will connect with existing development.

A planning scheme may also consider infrastructure needed to support new residents and workers, protect environmental values such as waterways and to avoid natural hazards.

Examples of development that is likely to be in an emerging community zone:



dwelling house



sales office



garden centre



bulk landscape supplies



park



permanent plantation

Examples of development that is unlikely to be in an emerging community zone:



hospital



emergency services



low impact industry