



Emerging Community Zone



KNOW YOUR ZONE

Cassowary Coast Regional Council
Planning Scheme Information Card

Expectations for land in the zone

Approximately 300ha of land to the west of Cardwell is set aside for future urban development and is shown as an investigation area on Strategic Framework Map SFM-07. The land will allow Cardwell to grow into areas:






- Close to services including schools and shops.
- Support the existing services in Cardwell.
- Relatively free from natural hazards such as flooding and storm tide inundation.
- Suitable for an emergency shelter and essential community services.
- Improve the resilience of the township of Cardwell to natural hazards.

Further planning is required before this land can be developed for urban purposes. A master plan will be required (undertaken in partnership with Council), setting out what uses are appropriate and where they should be located. The master plan will take into account environmental factors and constraints that apply to the land and will also provide for the appropriate sequencing of development.

The land is expected to provide for 50 to 100 years of growth and is not expected to be required for development until at least 2050. Areas currently utilised for primary production should continue to be used for this purpose for as long as possible, at least for the life of this Planning Scheme. Subdivision is generally not accepted in the zone.

Other uses may constrain the efficient planning and expansion of urban development in the future, and are not likely to be supported without a Master Plan for the entire Emerging Community zone. Land that is included in the zone is shown as a terracotta colour on Zoning Map - ZM-017map. The land is shown as an investigation area on strategic framework map SFM-07.

It is recommended that you also look at all overlay maps to see if they are relevant to your land.

Uses we would like to see		Uses we could consider	
			
Animal Husbandry	Cropping	Dwelling House	Nature-Based Tourism
Your Application Should Address			
			
Amenity			
Buffer/separation distances from sensitive uses.			

READ: Strategic Framework Part 3.3.2 Element - Future urban areas
Part 5.5.1 Emerging Community Zone Table of Assessment
Part 6.2.1 Emerging Community Zone Code.

CONTACT DETAILS FOR MORE INFORMATION:

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