



11. Land Use

<p>MO11.1</p>	<p>Development involves land uses that are:</p> <ul style="list-style-type: none"> (a) compatible with existing and anticipated land uses and activities in the surrounding area; (b) within the reasonable expectations of existing residents, land owners, employees and visitors of adjoining and nearby existing uses; (c) consistent with the purpose and local purpose of the zone/s within which they are located; and (d) located in a manner that does not prejudice the future use of well-located land for urban purposes in the long-term through inappropriate <u>interim uses</u>. <p>Note – In assessing development against MO11.1, it may be appropriate to consider the Standard Outcomes for the relevant zone contained in Part 6, as discussed in Section 3.1(12)(b).</p>
<p>MO11.2</p>	<p>Development for <u>commercial purposes</u> is located and scaled in a manner that maintains consistency with the following principles:</p> <ul style="list-style-type: none"> (a) The role of Thursday Island as the primary commercial centre for Torres Shire and the Torres Strait region is maintained and enhanced through the inclusion of the highest order of services in the Shire and the region; (b) The <i>Centre Zone</i> maintains its role as providing a range of commercial and community services for surrounding land; and (c) Any <u>commercial purposes</u> located outside the <i>Centre Zone</i> is: <ul style="list-style-type: none"> (i) of a lower order to <u>commercial purposes</u> currently provided in the <i>Centre Zone</i>; (ii) is of a small scale; (iii) services the immediate surrounding community and/or a specific land use; and (iv) does not degrade the existing or future role of land in the <i>Centre Zone</i>.
<p>MO11.3</p>	<p>Development involving <u>residential purposes</u> ensures that:</p> <ul style="list-style-type: none"> (a) housing is well located proximate to key services; (b) a diversity of housing options is provided; (c) the provided housing products cater for the needs and demands of all members of the community; and (d) opportunities for housing affordability and home ownership are promoted.
<p>MO11.4</p>	<p>Development providing accommodation or facilities for tourists is appropriately scaled, designed and located to ensure that it does not dominate the local area and remains a subordinate part of the overall land use mix.</p>



11. Land Use (continued)

MO11.5

Development proximate to an identified strategic port complements and, where possible, enhances the role and function of the port and does not prejudice its ongoing operation.