

3.3. Settlement pattern theme

The strategic outcomes for the settlement pattern theme are expressed in section 3.3.1. Specific outcomes for the settlement pattern theme are further refined and expressed for each of the following elements:

- (1) Section 3.3.2 - Nature places;
- (2) Section 3.3.3 - Townships;
- (3) Section 3.3.4 - Rural residential places;
- (4) Section 3.3.5 - Rural places;
- (5) Section 3.3.6 - Industrial places;
- (6) Section 3.3.7 - Urban places;
- (7) Section 3.3.8 - Urban infill places;
- (8) Section 3.3.9 - Centres;
- (9) Section 3.3.10 - Specialised centres;
- (10) Section 3.3.11 - Specific use places.

3.3.1. Strategic outcomes

- (1) Urban development occurs on land identified to accommodate the forecast population and employment growth over the next twenty-five (25) years. These identified areas provide sufficient land supply for projected requirements.
- (2) Development makes efficient use of land and existing or planned infrastructure.
- (3) Expansion of settlements for urban activities predominantly avoids known and potential natural hazard areas, or where natural hazard areas cannot be avoided, development is designed to mitigate and be resilient to potential adverse impacts.
- (4) Expansion of settlements for urban activities avoids nature places. Nature places are protected or enhanced for their biodiversity, ecosystem services and landscape values.
- (5) Population growth is predominantly accommodated within urban and urban infill places, as identified on the strategic framework maps SFM-01 to SFM-04.
- (6) Employment growth is predominantly accommodated within industrial places, centres, and specific use places as identified on the strategic framework maps SFM-01 to SFM-04.
- (7) The settlement pattern provides for a diverse range of housing options to meet the changing needs of the population, and creates opportunities for living close to services and facilities.
- (8) Higher density development is focussed around centres and public transport nodes and high order public transport corridors so as to stimulate strong and vibrant centres and community focal points, and to assist in making more efficient use of infrastructure and other public investment.
- (9) Accommodation activities in urban places are well connected to places of employment, sports and recreation facilities, and major community facilities by a developing and planned public transport network.
- (10) The design of development is consistent with the desired built form and character of specific places and the existing or intended role and function of the place in the settlement pattern.
- (11) There is a network of centres which provide opportunities to supply goods and services, create employment, and provide for community activities in a safe built environment.
- (12) Centres develop based on a hierarchy to ensure that their role, function and scale are appropriate in the context of their catchment area and the surrounding setting.
- (13) Expansion of existing centres into any adjoining residential zones does not occur within the life of the planning scheme.

- (14) An integrated open space and recreation network is accessible and caters for the needs of the community, particularly at locations in proximity to centres and urban infill and intensification places.
- (15) Places providing for economic development such as industrial places, specific use places, rural places, known natural resources, and other important features such as major infrastructure and movement networks are protected from incompatible land uses.
- (16) Opportunities for rural residential living continue on land identified as a rural residential place and in limited opportunities adjacent to the townships of Cawarral, Mt Chalmers, or The Caves where there is a community need.
- (17) Small townships remain a focal point for their surrounding rural places and provide limited opportunities for growth in population, convenience businesses and community facilities.
- (19) Rural places are predominantly used for purposes that contribute to primary production.
- (20) Development does not limit or compromise agricultural land or uses involved in primary production.
- (21) Development avoids causing significant adverse impacts on matters of environmental significance, or when this cannot be achieved, impacts are minimised or residual impacts offset.