



### 6.1.3 Environmental Management and Conservation Zone

#### Purpose Statement

The purpose of the *Environmental Management and Conservation Zone* is to provide for the protection and maintenance of areas that support 1 or more of the following—


- (a) biological diversity;
- (b) ecological integrity;
- (c) naturally occurring landforms;
- (d) coastal processes.

#### Local Purpose Statement

The primary local purpose of the *Environmental Management and Conservation Zone* is to identify locations within Torres Shire that are intended to be preserved in their nature state. Any development in the *Environmental Management and Conservation Zone*:

- (a) is intrinsically linked to the local or regional environmental values of the area;
- (b) is of a low/small scale;
- (c) minimises the need for environmental disturbance, such as vegetation clearing; and
- (d) maintains the natural setting of the local area through appropriate natural screening of all elements of the development.

**Table 6.1.3 – Standard Outcomes for the Environmental Management and Conservation Zone**

5. Built Form and Development Design	
	Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.
<b>SO1</b>	All buildings and structures comprise an <u>overall height</u> of no greater than one (1) <u>storey</u> and 5.5 metres.
<b>SO2</b>	No building includes a <u>gross floor area</u> exceeding 100m <sup>2</sup> .



### 5. Built Form and Development Design (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

#### SO3

The built environment is:

- (a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors;
- (b) designed to protect internal and external spaces from impacts associated with external heat and sunlight;
- (c) designed to provide protection for residents, employees and visitors in times of rainfall;
- (d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments;
- (e) designed to provide an attractive, interesting and distinct character for Torres Shire;
- (f) designed to be responsive to the unique character of Torres Shire, including improving the attractiveness of outdoor living; and
- (g) responsive to the natural environment and uses the natural environment as a feature within designs.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO3 is not applicable to the determination of whether development is Accepted Development.

#### SO4

The built environment:

- (a) is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a site from public spaces;
- (b) avoids creating locations that are attractive or suited to the conducting of criminal activities;
- (c) provides for the appropriate definition of public, semi public and private spaces;
- (d) includes lighting and signage that promotes safety and visibility of people;
- (e) promotes a merging of external and internal activities to provide activation and safety in key precincts such as commercial centres or community areas; and
- (f) is designed in a manner that discourages criminal and anti-social behaviour.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO4 is not applicable to the determination of whether development is Accepted Development.



### 10. Land Constraints

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO10.1 to MO10.3 (10. Land Constraints theme), become assessment benchmarks. Section 3.6 provides further guidance.

#### SO5

Development is not located on land that is the subject of a former mining activity.

Note – Sites of former mining activity are identified in the Queensland Government's GeoResGlobe.