



## 5. Built Form and Development Design

<b>MO5.1</b>	Development is consistent with the established built form character of the surrounding area, having regard to the <u>overall height</u> , <u>site cover</u> , <u>setbacks</u> and overall scale of existing buildings and structures on adjoining and nearby land.
<b>MO5.2</b>	<p>Despite MO5.1 development may be inconsistent with the established built form character of the surrounding area where it is demonstrated that the established built form character of the surrounding area is largely inconsistent with the purpose and local purpose of the zone within which the land and the surrounding land is located.</p> <p>Note – This outcome is applicable where there is a clear intention under this planning scheme, by way of the manner in which land is zoned, to alter the character of an area or <u>site</u>.</p>
<b>MO5.3</b>	<p>Development is sited and designed in a manner that maintains an appropriate level of amenity for residents, land owners, employees and visitors of any existing or future development having regard to:</p> <ul style="list-style-type: none"> <li>(a) access to daylight and sunlight;</li> <li>(b) overlooking and sight lines;</li> <li>(c) access to prevailing breezes and air; and</li> <li>(d) outlook.</li> </ul>
<b>MO5.4</b>	<p>Buildings and structures are designed in a manner which positively contributes to the character and appearance of the <u>site</u> and the surrounding area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) materials and finishes;</li> <li>(b) variations in shape, form and finishes;</li> <li>(c) apparent size and scale;</li> <li>(d) use of lightweight materials;</li> <li>(e) the relationship between built form and landscaping; and</li> <li>(f) the visibility of service areas, vehicular parking and other infrastructure.</li> </ul>
<b>MO5.5</b>	<p>Buildings and structures are designed to ensure that safety is achieved for people on-site, on adjoining land and in public places, having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance;</li> <li>(b) potential entrapment locations;</li> <li>(c) frequency and nature of use; and</li> <li>(d) lighting.</li> </ul>



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

### MO5.6

Buildings are designed in a manner that engages with the adjoining street environment. The extent of engagement is commensurate with the intended character of the zone within which the building is located.

Note – The purpose and the local purpose of the zone within which the land is located should be considered in determining compliance with MO5.6.

### MO5.7

Buildings and structures are located and designed in a manner that is reflective of, and responsive to, the tropical climate of Torres Shire, to maximise the amenity and character of the Shire, having regard to:

- (a) sunlight and daylight access;
- (b) aspect;
- (c) shading;
- (d) natural ventilation and temperature control; and
- (e) building materials.

Note – The Building Assessment Provisions include requirements relating to energy efficiency for buildings.