


6.4.5 Environmental Significance Overlay

Note – Unless otherwise specified, these Standard Outcomes apply to all land identified in a mapped area of the Environmental Significance Overlay shown on **Map OM-500 to Map OM-509b**.

Note – In assessing development against these Standard Outcomes, reference should be made to the Planning Scheme Study *Terrestrial Biodiversity Values of the Torres Shire Council* prepared by David Fell Environmental Pty Ltd to the extent relevant.

Table 6.4.5 – Standard Outcomes for the Environmental Significance Overlay

6. Environmental Significance	
	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 MO6.1 to MO6.8 (6. Environmental Significance theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO1	Development does not involve the clearing of any vegetation in an <u>area of environmental significance</u> identified on Map OM-500 to Map OM-509b .
SO2	Land uses and works are not located in an <u>area of environmental significance</u> identified on Map OM-500 to Map OM-509b unless: <ol style="list-style-type: none"> the use or works are intrinsically linked to the natural values or features of the area; there are no alternative locations for the use or works; and the use or works are necessary for the continued operation of the Shire.
SO3	Lots are not located in an <u>area of environmental significance</u> identified on Map OM-500 to Map OM-509b unless: <ol style="list-style-type: none"> the extent to which the <u>site</u> includes an <u>area of environmental significance</u> is intended to be solely used for drainage or parkland purposes; or where involving a boundary realignment and not resulting in a greater extent of the lot containing an <u>area of environmental significance</u>.
SO4	Development is not located in the <i>Protected Area (Estates)</i> identified on Map OM-500 to Map OM-509b .
SO5	Development is separated by the greatest of the following minimum distances from the <i>High Ecological Significance Wetlands</i> identified on Map OM-500 to Map OM-509b : <ol style="list-style-type: none"> the extent of <u>regulated vegetation</u> associated with the wetland shown on Map OM-500 to Map OM-509b; or 50 metres where located in the <i>Centre Zone, Industry Zone, Low Density Residential Zone</i> or the <i>Low-Medium Density Residential Zone</i>; or 200 metres where located in a zone to which paragraph (b) does not apply.
SO6	Development is separated by the greatest of the following minimum distances from <i>Regulated Vegetation (Intersecting a Watercourse)</i> identified on Map OM-500 to Map OM-509b : <ol style="list-style-type: none"> the extent of any riparian vegetation associated with the <i>Regulated Vegetation (Intersecting a Watercourse)</i> shown; or 25 metres from the defining bank of a watercourse mapped as <i>Regulated Vegetation (Intersecting a Watercourse)</i>.



6. Environmental Significance (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 MO6.1 to MO6.8 (6. Environmental Significance theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO7	<p>Development involving the creation or construction of a road in an <i>area of environmental significance</i> mapped on Map OM-500 to Map OM-509b includes dedicated and specifically designed wildlife crossings to maintain wildlife connectivity.</p> <p>Note – An Ecological Assessment Report is prepared by a <u>suitably qualified person</u> to confirm that the design and location of and proposed wildlife crossings will maintain wildlife connectivity.</p>
SO8	<p>Development on land identified as <i>Declared Fish Habitat Area</i> on Map OM-500 to Map OM-509b is associated with the use of these areas for commercial or recreational fishing.</p>
SO9	<p>Outdoor lighting associated with development within a <i>Very Significant Sea Turtle Nesting Area</i>, <i>Significant Sea Turtle Nesting Area</i> or <i>Turtle Sensitive Area</i> mapped on Map OM-500 to Map OM-509b is:</p> <ol style="list-style-type: none"> (a) shielded by 25cm shields; (b) mounted lower than 1.8 metres high to avoid direct horizontal light or downwards glare onto the beach or ocean; (c) directed downwards and away from the coast; and (d) fitted with motion detection sensors and/or timers to ensure lighting is turned off when not required. <p>Note – Figure 6.4.5 demonstrates how outside lighting is to be shielded and directed to avoid light spill.</p>
SO10	<p>Development within a <i>Very Significant Sea Turtle Nesting Area</i>, <i>Significant Sea Turtle Nesting Area</i> or <i>Turtle Sensitive Area</i> mapped on Map OM-500 to Map OM-509b includes:</p> <ol style="list-style-type: none"> (a) external building materials, colours and finishes that have low reflectivity; (b) impervious areas that use coloured (non-reflective) concrete or other pavement material; and (c) building design, architectural elements or landscaping treatments block or reduce excessive reflective glare.
SO11	<p>Development within a <i>Very Significant Sea Turtle Nesting Area</i>, <i>Significant Sea Turtle Nesting Area</i> or <i>Turtle Sensitive Area</i> mapped on Map OM-500 to Map OM-509b is designed to provide all windows with shielding through the use of external fixed louvres that are:</p> <ol style="list-style-type: none"> (a) solid (i.e. no holes); and (b) designed in accordance with Figure 6.4.5b.
SO12	<p>Development on land visible from the beach or ocean within a <i>Very Significant Sea Turtle Nesting Area</i>, <i>Significant Sea Turtle Nesting Area</i> or <i>Turtle Sensitive Area</i> mapped on Map OM-500 to Map OM-509b designs all windows and glass doors visible from the coast so that they block a minimum of 50% of light to reduce light transmission or spill from indoor lighting (i.e. allows a maximum of 50% of light to pass through) through the use of:</p> <ol style="list-style-type: none"> (a) tinting with non-reflective tinting; or (b) smart glass technology; or (c) external screens.

6. Environmental Significance (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 MO6.1 to MO6.8 (6. Environmental Significance theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO13	<p>Development on land visible from the beach or ocean within a <i>Very Significant Sea Turtle Nesting Area</i>, <i>Significant Sea Turtle Nesting Area</i> or <i>Turtle Sensitive Area</i> mapped on Map OM-500 to Map OM-509b provides landscape buffers, designed, constructed and maintained in accordance with the following:</p> <ul style="list-style-type: none"> (a) plant species selected are appropriate for the location, drainage and soil type, and require minimal ongoing maintenance; (b) plant selection includes a range of species to provide variation in form, colour and texture to contribute the natural appearance of the buffer; (c) planting density results in the creation of upper, mid and understory strata with:- <ul style="list-style-type: none"> (i) large trees planted at six (6) metre centres; (ii) small trees planted at two (2) metre centres; (iii) shrubs planted at one (1) metre centres; (d) tufting plants, vines and groundcovers are planted at 0.5 metre to one metre centres; and (e) where adjoining the edge of native vegetation or watercourse understorey, shrubs and vines are used to bind the buffer edges against degradation and weed infestation. <p>Note – Figure 6.4.5c demonstrates the preferred form and structure of landscape buffers.</p>
SO14	<p>Development on land visible from the beach or ocean within a <i>Very Significant Sea Turtle Nesting Area</i>, <i>Significant Sea Turtle Nesting Area</i> or <i>Turtle Sensitive Area</i> mapped on Map OM-500 to Map OM-509b does not:</p> <ul style="list-style-type: none"> (a) involve flood lighting; or (b) provide a new beach access point.
SO15	<p>Development involving building work or operational work within a <i>Very Significant Sea Turtle Nesting Area</i>, <i>Significant Sea Turtle Nesting Area</i> or <i>Turtle Sensitive Area</i> mapped on Map OM-500 to Map OM-509b is undertaken in accordance with a Construction Management Plan prepared by a <u>suitably qualified person</u> that includes effective measures to avoid impacts from lighting, noise and vibration on sea turtle activity and sea turtle nesting beaches.</p>

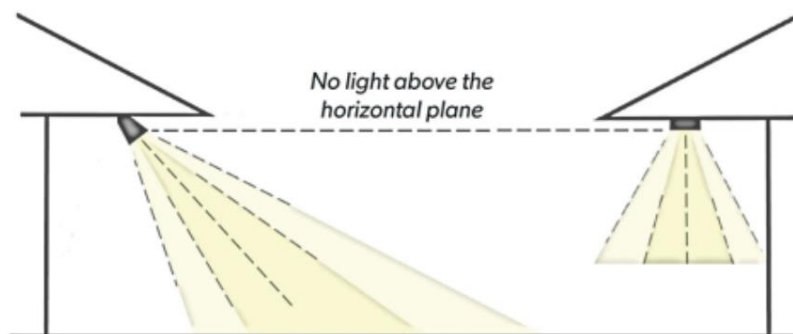


Figure 6.4.5a – Shielded Outside Light Fittings

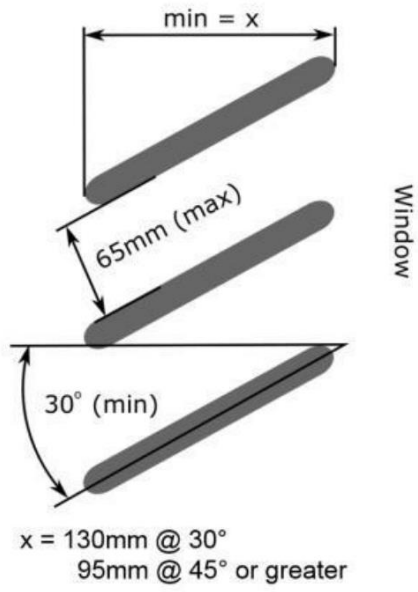


Figure 6.4.5b – Fixed Louvres Detail

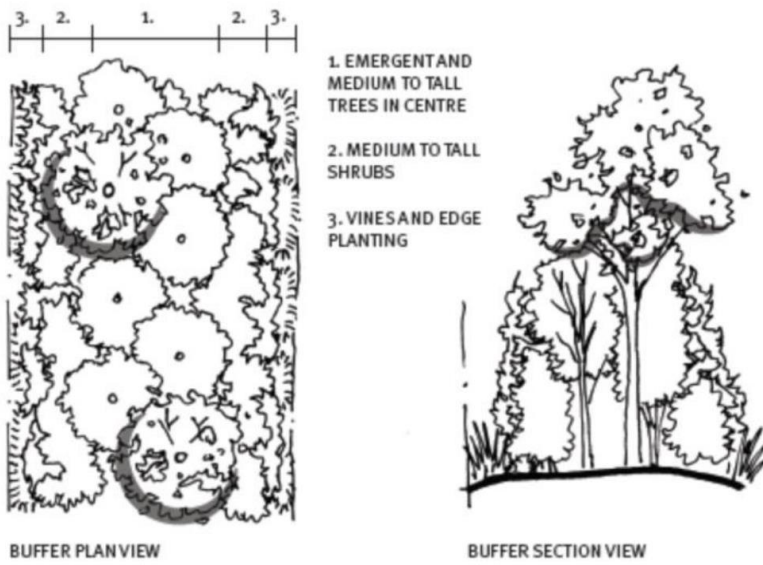


Figure 6.4.5c – Design of Landscape Buffers