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SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY

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SURF COAST BOULEVARD

Precinct 1 – Landmark

Precinct 2 – Early Torquay

Precinct 3 – Surf Centre

Precinct 4 – Transitional

Precinct 5 – Residential

Precinct 6 – Retail

Refer to Map 1 of this Schedule for precinct boundaries

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Design objectives

All Precincts

To recognise the regional tourism importance of the Surf Coast Highway as the gateway to the Surf Coast and a prelude to the Great Ocean Road.

To create an integrated landscaped boulevard along the Surf Coast Highway between the public and private realm.

To maintain and enhance the wide landscape image of the west side of the Surf Coast Highway by ensuring development complies with the building setback line (refer to Map 2 of this Schedule) and by promoting native, preferably indigenous, landscaping of the setback areas.

To promote excellence in the architecture, design, articulation and massing of buildings to ensure that development contributes to making an attractive entrance statement to the town.

To encourage environmentally sustainable design in all buildings and infrastructure.

To encourage external building materials, finishes and colours that present a vibrant image associated with the beach and surfing culture intrinsic to Torquay.

To ensure the provision of adequate car parking and safe vehicular access for all development without visual detriment to the built and landscape qualities of the area.

To ensure a high standard of amenity for occupants of the buildings, neighbouring residents and the public.

To ensure that advertising signs are used for business identification purposes, rather than product advertising, and promote the incorporation of images as part of the advertising that complement the surf and beach culture of Torquay without compromising the amenity, coastal character and identity of the town.

To improve the facilities for pedestrians and cyclists and promote safe pedestrian and bicycle access.

Precinct 1 – Landmark

To ensure new development reflects Torquay’s surfing culture and beach lifestyle identity and provide a unique and attractive landmark.

To ensure landscaping is a significant component of the site and is integrated with the built form.

Precinct 2 – Early Torquay

To ensure new development reinforces the character of early Torquay’s domestic scale buildings within a landscape setting.

To provide an attractive, well landscaped and visually interesting edge to the Surf Coast Highway that complements the strong entry statement made in Precinct 1.

To open up property frontages to the highway through the removal of high fencing as land converts to commercial type uses, and to supplement this with indigenous planting.

Precinct 3 – Surf Centre

To ensure development enhances the role of the area as a memorable and distinctive icon in the Surf Coast Shire through design and scale.

To integrate flamboyant advertising (colour and images) with the building design to promote the surfing culture and beach lifestyle identity of Torquay.

To use public art to contribute to the identity of the precinct.

Precinct 4 – Transitional

To ensure new development responds sensitively to the largely domestic scale and variety of buildings in the area.

To reinforce the landscaped boulevard character of the Surf Coast Highway.

To provide an appropriate address to the Surf Coast Highway through the removal of high fencing and installing visually significant indigenous vegetation.

Precinct 5 – Residential

To ensure new residential development responds sensitively and contributes to the coastal architecture reflective of Torquay’s historical character.

To reinforce the landscaped boulevard character of the Surf Coast Highway.

To provide an appropriate address to the Surf Coast Highway through the removal of solid high fencing and installing visually prominent indigenous vegetation.

Precinct 6 – Retail

To ensure all new development complements and strengthens the identity of Bell Street activity precinct.

To ensure the amenity of residential areas is protected.

To provide an appropriate address to the Surf Coast Highway through sensitive design, public art and landscaping.

Subdivision – all precincts

Frontage width for lots should be consistent with the typical width of existing lot frontages in the street and should respect the pattern of development in the area.

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Buildings and works

A permit is required to construct a fence on a road boundary or boundary of a public area, including a public car park.

All planning permit applications [relating to land in Precincts 1 - 5](#) must be accompanied by a completed “Performance Checklist” from the Surf Coast Highway Urban Design Guidelines.

[All planning permit applications relating to land in Precinct 6 must show consideration for the “Generic Design Principles” from the Surf Coast Highway Urban Design Guidelines.](#)

Precinct 1 “Landmark”

Vision

The presentation of this site encapsulates the culture of Torquay, both in building design excellence and high quality landscaping. The architecture and significant amount of landscaping integrate to present an outstanding entrance statement, conveying the natural and cultural elements of the area including the surf, the coast, the indigenous vegetation, and the lifestyle, leisure and values of a sustainable coastal community. This unique design sits well with the mixed used tourist focus within this precinct, with opportunities for various forms of integrated accommodation, offices, restaurants, and tourist-related retail.

Building height

- Buildings may be up to a maximum height of 12 metres above natural ground level provided no detriment is caused to adjoining properties through overshadowing or visual bulk. Minor projections may exceed 12 metres to create architectural interest.
- A portion of a building located on the corner of Surf Coast Highway and Grossmans Road may be up to a maximum of 16 metres above natural ground level provided:
 - it makes a unique and dynamic statement that contributes to the identity of the development; and
 - it does not exceed 6m by 6m in area as shown in Diagram 1 of this Schedule.
- Building height should vary throughout the development in order to create visual interest and avoid building mass.

Building siting

- Buildings must be setback from the Surf Coast Highway in accordance with Map 2 of this Schedule.
- Buildings must be setback 10metres from the Grossmans Road frontage as shown in Diagram 1 of this Schedule.
- Parking must be set back 40metres from the Grossmans Road corner as shown in Diagram 1 of this Schedule.
- A three metre wide footpath should be incorporated along building edges which face roads, car parks or other public areas. This may include existing public footpaths.

Building & site design

- Buildings should address public roads and spaces, through the placement of entrance doors and large display windows.
- Weather protection should be provided for pedestrians through the use of verandas along building frontages.
- Windows should be appropriately located and shaded to facilitate thermal control and provide for cross-ventilation.
- Buildings should incorporate renewable energy technology and achieve a minimum 4.5 star base building rating under the Australian Buildings Greenhouse Rating Scheme using ABGR rating calculator, administered by the Sustainable Energy Authority of Victoria. This should be demonstrated in a report prepared by an accredited professional.

- Buildings should collect and reuse rainwater and greywater and achieve a maximum water consumption of 30 litres/day/person using the Green Star Water Calculator. This should be demonstrated in a report prepared by an accredited professional.
- Loading zones should not be visible from public areas.
- Building services such as air conditioning units, gas storage bottles and waste storage should not be visible from public areas.
- Adequate space should be allocated for the storage of waste receptacles.
- Footpaths and benches should be provided for pedestrians.

Landscaping

- Landscaping, plant selection and pavement treatment should unify the site and create a pedestrian oriented environment.
- Building setback areas are to contain trees that provide a canopy cover of these areas of at least 50% within 10 years of installation. This is to be complemented with understorey planting that maintains adequate pedestrian access and a visual opening between 1 and 3 metres in height as shown in Diagram 2 to this Schedule
- A screen of plants is to be provided along boundaries common with residential uses sufficient to effect a 75% concealment of buildings and activities from the adjacent residential properties within 10 years.
- Planting visible from the public domain is to be predominantly with indigenous species.

Precinct 2 “Early Torquay”

Vision

Not quite a walk in the past, but this strip maintains strong elements of Torquay’s early history and hence complements (through contrast) the strong cultural statement of the opposite precinct. The conversion of land uses from residential to health and well being, including tourist accommodation, leisure and recreational establishments has continued whilst maintaining the original domestic scale. Landscaping is largely indigenous and of high quality, complementing the streetscape and opposite precinct.

Building height and siting

- Buildings should not exceed two storeys and a maximum height of 7.5 metres above natural ground level. Front facades should be maintained to a maximum of 1 storey, with two storey elements permissible to the rear.
- Buildings should be setback at least 6 metres from the Surf Coast Highway frontage and 2 metres from the side property boundaries to maintain the housing characteristic of this precinct.
- Garages and carports shall be setback from the building frontage by at least the width of the garage/carport.

Building design

- Buildings should address the property frontage through placement of entrance doors and windows, and be protected by verandahs along the building frontage.

Landscaping

- Building setback areas are to contain trees that provide a canopy cover of these areas of at least 50% at maturity. This is to be complemented with understorey planting along street frontages that maintains a visual opening between 1 and 3 metres in height that maintains a view between the building and the street.
- Planting is to be predominantly with indigenous species.

- Fencing forward of the building should not exceed 1.2 metres in height and is to be of lightweight natural materials.

Precinct 3 “Surf Centre”

Vision

This is the hub of surf retailing and the surfing industry. Buildings form a dominant feature arising from architecture that reflects the ‘surfing’ culture. Advertising is integrated into the building design and plays an important visual role, particularly at night with backlit images and colourful lighting. The area is vibrant at night and day with people shopping, socialising, dining and wining. Quality landscaping, and urban design complement the distinctive architecture enhancing the amenity of open spaces.

Building height

- Buildings on the eastern side of the highway, may be up to a maximum height of 12 metres above natural ground level provided no detriment is caused to adjoining properties through overshadowing, or visual bulk and the third storey or portion of the building which exceeds 8metres in height is setback at least 5m from the front building line as shown in Diagram 3.
- Buildings on the western side of the highway may be up to a maximum height of 12 metres above natural ground level provided no detriment is caused to adjoining properties by overshadowing, or visual bulk.
- Minor projections may be permitted to exceed the 12 metre height on both sides of the highway provided no detriment is caused to adjoining properties by overshadowing or visual bulk and architectural interest is created.
- A portion of a building located on the western corner of Surf Coast Highway and Baines Crescent or Beach Road may be up to a maximum of 16 metres above natural ground level provided:
 - it makes a unique and dynamic statement that contributes to the identity of the development; and
 - it does not exceed 6m by 6m in area as shown in Diagram 1 of this Schedule.

Building siting

- Buildings located on the western side of the highway must be setback in accordance with the building line shown on Map 2 of this Schedule and at least 5 metres from side street boundaries.
- Buildings located on the western side of the highway should incorporate a three metre wide footpath along building edges which face roads, car parks or other public spaces.
- Buildings located on the eastern side of the highway must be setback from the Surf Coast Highway in accordance with Diagram 3 of this Schedule to allow for a minimum of a 3m wide footpath. This area may include the Council provided footpath.
- Buildings located on the eastern side of the highway which abut a secondary road may be constructed to the edge of the property boundary with this road.

Building and site design

- Buildings should address public roads and spaces, through the placement of entrance doors and large display windows.
- Weather protection should be provided for pedestrians through the use of verandahs along building frontages.
- Windows should be appropriately located and shaded to facilitate thermal control, and provide for cross-ventilation.

- Buildings should incorporate renewable energy technology and achieve a minimum 4.5 star base building rating under the Australian Buildings Greenhouse Rating Scheme using ABGR rating calculator, administered by the Sustainable Energy Authority of Victoria. This should be demonstrated in a report prepared by an accredited professional.
- Buildings should collect and reuse rainwater and greywater and achieve a maximum water consumption of 30 litres/day/person using the Green Star Water Calculator. This should be demonstrated in a report prepared by an accredited professional.
- Loading zones should not be visible from public areas.
- Building services such as air conditioning units, gas storage bottles and waste storage should not be visible from public areas.
- Adequate space should be allocated for the storage of waste receptacles.
- Footpaths and benches should be provided for pedestrians.

Landscaping

- On the western side of the highway, building setback and parking should contain trees that provide a canopy cover of these areas of at least 50% after 10 years. This should be complemented with understorey planting along street frontages that maintains a visual opening between 1 and 3 metres in height that maintains a view between the building and the street as shown in Diagram 2 to this Schedule.
- On the eastern side of the highway, car park areas should contain trees that provide a canopy cover of these areas of at least 50% within 10 years. Building setback areas should provide some opportunity to incorporate pockets of landscaping which complement the building design and streetscape.
- A screen of plants is to be provided along boundaries common with residential uses sufficient to effect a 75% concealment of buildings and activities from the adjacent residential properties within ten years.
- Planting visible from the public domain is to be predominantly with indigenous species.

Precinct 4 “Transitional”

Vision

This precinct provides a transition zone between residential uses and the Surf City Precinct. The precinct itself comprises a mix of uses including residential, health and well being uses, tourist accommodation, leisure and recreational establishments at a medium level density of development. The diverse Torquay coastal building design is complemented with high quality landscaping, integrated with the abutting highway landscape theme.

Building height and siting

- Buildings should not exceed two storeys and a maximum height of 7.5 metres above natural ground level. Consideration shall only be given to front building facades higher than 7 metres where they make a unique and dynamic statement and emphasise the significance of a particular location.
- Buildings to the east of the highway should be setback at least 6 metres from the highway frontage to provide for landscaping. Buildings to the west must be setback in accordance with the building line shown on Map 2 of this Schedule, but not less than 6 metres from the highway frontage (including any service road frontage) to provide for landscaping. Second storey elements of residential buildings should be setback a further 1.5 metres from the building frontage.

Building design

- Both commercial and residential buildings should address the Surf Coast Highway through placement of entrance doors and windows and should be protected by verandahs, wide eaves or similar along the building frontage.
- At ground floor level shop fronts should be inviting and encourage interaction. The use of a combination of solid material and glass is preferred to fully glazed shop fronts to encourage interesting design and textures of building frontages.
- Design and choice of materials (including recycled materials), based on principles of best practice ecological sustainable design that is also reflective of the Torquay coastal architecture are encouraged.
- Garages and carports shall be setback from the building frontage by at least the width of the garage/carport.

Landscaping

- Building setback areas are to contain trees that provide a canopy cover of these areas of at least 50% at maturity. This is to be complemented with understorey planting along street frontages that maintains a visual opening between 1 and 3 metres in height that maintains a view between the building and the street.
- A screen of plants is to be provided along commercial property boundaries common with residential uses sufficient to effect a 75% concealment of buildings and activities from the adjacent residential properties within ten years.
- Planting is to be predominantly with indigenous species.
- Fencing forward of the building on properties west of the highway should not exceed 1.2 metres in height and is to be of lightweight natural materials.
- Fences forward of the building on properties with residential uses east of the highway should not exceed 1.8m in height. The fence should be semi-permeable and constructed of lightweight natural materials, which presents an attractive image to the street that does not dominate the streetscape as a solid wall. The fence should be at least partially set back from the property boundary to allow for significant landscaping with indigenous plants to soften the appearance of the fence.
- Side fences to the rear of the building on properties with residential uses to the east of the highway, should not exceed 1.8m in height, and must be constructed of lightweight natural materials. The fence may be solid in its construction.

Precinct 5 “Residential”

Vision

The predominant residential use remains intact. Redevelopment of individual sites has sought to avoid stark contrast in style and colour and utilise simple and clean design response reminiscent of Torquay’s historical character. The southern approach to this precinct presents as an integrated, complementary domestic scale of development framed by landscaping that retains view lines over the golf course and toward the coast.

Building height and siting

- Buildings should not exceed two storeys and a maximum height of 7.5 metres above natural ground level. Second storey elements should occupy not more than half the building frontage width or should be accommodated within the roof form.
- Buildings on the east side of the highway should be setback at least 6 metres from the highway frontage to provide for landscaping. Buildings to the west must be setback in accordance with the building line shown on Map 2 of this Schedule, but not less than 6 metres from the highway frontage to provide for landscaping. Second storey elements of residential buildings should be setback a further 1.5 metres from the building frontage.

- Garages and carports shall be setback from the building frontage by at least the width of the garage/carport.

Building design

- Buildings should address the property frontage through placement of entrance doors and windows and be protected by verandahs, wide eaves or similar along the building frontage.

Landscaping

- Site frontages are to contain a combination of plantings that includes trees that provide a canopy cover of at least 50% at maturity and which maintains some filtered view lines between the building and the street.
- Planting is to be predominantly with indigenous species.
- Fences forward of the building should not exceed 1.8m in height. The fence should be semi-permeable and constructed of lightweight natural materials, which presents an attractive image to the street that does not dominate the streetscape as a solid wall. The fence should be at least partially set back from the property boundary to allow for significant landscaping with indigenous plants to soften the appearance of the fence.
- Side fences to the rear of the building, should not exceed 1.8m in height, and must be constructed of lightweight natural materials. The fence may be solid in its construction.

Precinct 6 “Retail”

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Vision

This precinct provides a transitional area between the Bell Street activity precinct and the adjacent residential area to the north. The precinct contains a variety of commercial uses and has the potential for development which strengthens the role of the Bell Street activity centre. Development is designed to reflect the precinct character, provide an interface to protect the amenity of adjacent residential land and appropriately address the Surf Coast Highway through sensitive design and landscape treatment.

Building height and siting

- Building heights should cause no detriment to adjoining residentially zoned land through overshadowing or visual bulk.
- Building design and height should be appropriate to Rudd Avenue and conform to the natural slope of the land.
- Commercial interfaces with residential land should comply with Clause 55.04 (Amenity Impacts) standards.
- Buildings located on the east side of the Surf Coast Highway should be setback to provide for sufficient landscaping.

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Building design

- Development on the corner of Surf Beach Drive and Bell Street should make a unique and dynamic statement that contributes to the identity of the area.
- Buildings should address public roads and spaces, through the placement of entrance doors and large display windows.
- At ground floor level, shop fronts should be inviting and encourage interaction. The use of a combination of solid material and glass is preferred to fully glazed shop fronts to encourage interesting design and textures of building frontages.
- Buildings should consider appropriate treatment to provide an interesting and attractive frontage to the highway.

- Weather protection should be provided for pedestrians through the provision of verandahs along building frontages.
- Windows should be appropriately located and shaded to facilitate thermal control and provide for cross-ventilation.
- Loading zones should be screened from public areas.
- Building services such as air conditioning units, gas storage bottles and waste storage should not be visible from public areas.
- Adequate space should be allocated for the storage of waste receptacles.

Landscaping

- Development should allow for landscaped edging to soften boundary edges and present an attractive frontage to the street.
- Boundaries shared with residential zoned land should be screened by appropriate fencing.

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Advertising signs

In addition to the requirements of the zone, a permit is required to display the following signs:

- Business identification sign.
- Internally-illuminated sign.
- Promotion sign.

Performance criteria

- Advertising signs should be integrated with the building form and therefore should comprise and be assessed as part of any planning permit application for any new development.
- Advertising signs should not obscure architectural features, and supporting structures should not be obtrusive when viewed from public areas.
- Advertising signs should be dominated by images and pictures of surfing and the coast.
- Advertising at verandah height and above should be limited to business identification and imagery that is not dominated by product branding and should be fixed flush to the building facade unless the design is particularly innovative and will enhance the streetscape.
- In residential zones any freestanding sign shall be limited to one sign per premises, contained within the site and having an area of not more than 2 square metres and a maximum height of 2.5 metres.
- In commercial zones, any freestanding sign shall be limited to a single co-ordinated sign located at a crossover / entry point for all tenants served by that access.
- ~~In commercial zones, advertising signs must should not comprise high wall, major promotion, or pole signs.~~
- ~~In commercial zones, advertising signs must not comprise high wall, major promotion, or pole signs that are visible from the Surf Coast Highway.~~
- Bunting and streamer signs should be minimised and should reflect the building design theme.

- Illumination levels of floodlit or internally illuminated signs should not cause detriment to the amenity of nearby dwellings.

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Decision guidelines

Before deciding on an application the responsible authority must consider:

- The extent to which a development proposal in Precincts 1-5 builds on the design elements of the Torquay coastal architecture and meets the standards of the *Surf Coast Highway Urban Design Guidelines, July 2006*.
- The extent to which a development proposal in Precinct 6 builds on the design elements of the Torquay coastal architecture and meets the “Generic Design Principles” of the *Surf Coast Highway Urban Design Guidelines, July 2006*.

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Map 1 to Schedule 7 to Clause 43.02 – Surf Coast Highway Precincts





Map 2 to Schedule 7 to Clause 43.02 – Building Setback Line, West Side of Surf Coast Highway



Diagram 1 to Schedule 7 to Clause 43.02 – Building Siting & Height for Precinct 1

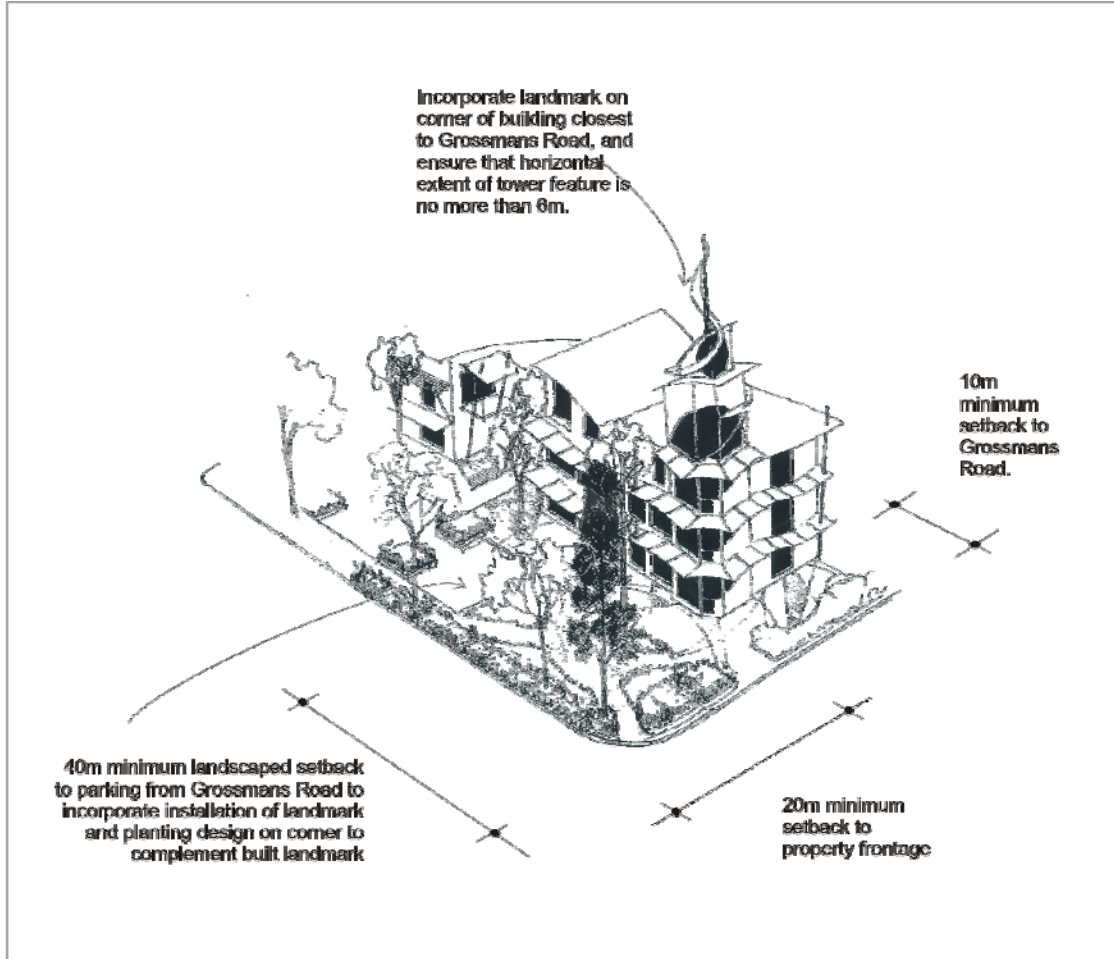


Diagram 2 to Schedule 7 to Clause 43.02 – Road-side Planting

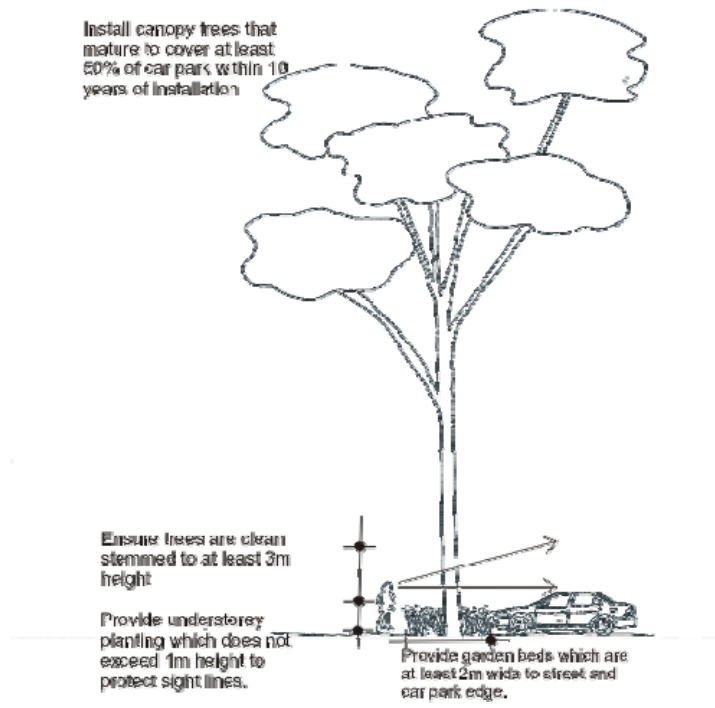


Diagram 3 to Schedule 7 to Clause 43.02 – Building Setback in Precinct 3, Eastern Side of Highway

