

11/11/2010  
C49**SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO2****BELL STREET, TORQUAY****1.0**03/05/2007  
C36**Design objectives**

To strengthen the identity of Bell Street activity node as an entertainment precinct, emphasising its links with adjacent tourist accommodation places and the surf beaches.

To promote excellence in the design, articulation and massing of buildings.

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

To encourage the integration of the streetscape and street landscaping with any new development.

To ensure the provision of adequate car parking and safe vehicular access for all development.

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

**2.0**~~11/11/2010~~  
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C49**Buildings and works**

A permit is not required for alteration to a ground floor level building façade provided:

- The alteration does not include the installation of a roller shutter; and
- At least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.

**Requirements**

Development should reflect and express the coastal town culture of Torquay, particularly surfing, with regard to building articulation, mass, external materials, finishes and colours.

Buildings should:

- Have a lightweight image, utilising timber and other natural and innovative materials.
- Include disaggregated structures with interesting spaces and projections while still conveying simplicity and distinction.
- Comprise facades that utilise light, shade and texture.
- Utilise accent or vibrant 'beachy' colours where appropriate, within the streetscape context.

Building heights must be consistent with the surrounding streetscape character.

All car parking required as part of a development must be provided on site to the rear or side of buildings. Staff car parking should be provided at the rear of allotments. Any car parking having frontage to Bell Street must be well landscaped to reduce its visual impact.

**3.0**11/11/2010  
C49**Decision guidelines**

Before deciding on an application the responsible authority must consider:

- The extent to which the building architecture expresses the culture of Torquay.

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