

20/03/2014
C66**SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO6**.

TORQUAY TOWN CENTRE**Precinct 1 – Central Retail Core Precinct****Precinct 2 – Bristol Rd (West) Precinct****Precinct 3 – The Foreshore Precinct**

Refer to Map 1 to Schedule 6 for precinct boundaries

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C66**Design objectives****All Precincts**

To facilitate the development of a vibrant mixed use activity centre that is designed to cater for active uses at ground level and offices, community facilities and apartments at upper levels.

To promote a design and built form that contributes to a casual and relaxed yet vibrant atmosphere throughout the Torquay Town Centre emphasising strong associations with the beach, surfing and coastal culture of the township.

To reinforce the generally modest, human scale aspect of the built form and consistent rhythm of narrow, active shopfronts.

To encourage an innovative and adventurous approach to building design and the use of sustainable design principles.

To encourage development with a pedestrian emphasis, incorporating structures and landscaping to provide summer shade, winter sun and protection from the weather.

To encourage the establishment of quality landscaping on public and private land throughout the Town Centre, promoting indigenous planting to create a link between the commercial heart of Torquay and its natural environment.

To ensure the design of car parking and vehicular access contributes to the built and landscape qualities of the area.

To encourage interesting and innovative advertising signage that contributes to, but does not dominate, a vibrant streetscape.

To minimise the number of signs along The Esplanade and Zeally Bay Road so as not to detract from the natural environment of these areas.

Precinct 1 – Central Retail Core & Precinct 2 – Bristol Road (West)

To create a landscaped pedestrian thoroughfare linking Gilbert Street to Taylor Park, the Bristol Road supermarket and car parking areas.

To encourage buildings to extend to the front and side boundaries to create a unified streetscape image consistent with the existing and preferred character.

To promote first floor setbacks along Gilbert Street to encourage the provision of balconies for outdoor living, dining and other activities.

To enhance the traditional ‘strip shopping centre’ image of multiple shopfronts in Gilbert Street, west along Bristol Road.

To ensure that large format retail premises (e.g. supermarkets, department stores) are sleeved by smaller retail premises to create active facades, maintain the rhythm of small shop fronts and avoid large expanses of blank wall.

Precinct 3 - Foreshore

To promote a more urban, active and intensively built environment that will encourage a greater diversity of land use and draw the vibrancy and activity of Gilbert Street towards the foreshore.

To create an active and vibrant street frontage along The Esplanade that ensures quality public space with a generous promenade and the use of light weight canopies and balconies.

To promote innovative façade treatments and building forms with roof forms and materials that complement the building design, contribute to interest and variety of the streetscape and take advantage of the coastal aspect.

To promote development on the corners of Gilbert Street and Zeally Bay Road with The Esplanade as gateways through strong / innovative architectural treatment, enhancing the visual link with the foreshore.

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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.

A permit is required to construct a fence which abuts a road or public area, including a public car park.

Application requirements

All planning applications (except for minor buildings and works) must be accompanied by a town activity centre and site description and a design response that explains how the proposed development responds to the objectives and the relevant requirements of this schedule in the context of the town activity centre and site description.

Requirements

Precinct 1 “Central Retail Core” & Precinct 2 “Bristol Road (West)”

Building height and siting

- In Precinct 1 buildings should not exceed two storeys and 8 metres in height above natural ground level. Higher elements must be supported with detailed design considerations in a written submission that respects the streetscape character and sunlight / shadowing impacts on adjoining premises and public areas, and advances coastal design and environmentally sustainable design principles.
- In Precinct 2 building heights should not exceed 9 metres above natural ground level.
- Building height should be scaled to maximise sunlight penetration to pedestrian areas during winter.
- Zero building setbacks to front and side boundaries are encouraged.

Building design

- Building design should utilise simple, cantilevered awnings to reflect the modernist styling of some of the older buildings in Gilbert Street and to avoid cluttering pedestrian space with verandah posts.
- 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.
- Blank walls should be avoided for facades fronting public areas. Where it is impractical to provide windows, consideration should be given to the use of glass bricks or other design features, which break up the surface and provide interest.
- Design and choice of materials (including recycled materials) should be based on principles of best practice ecological sustainable design that is also reflective of the Torquay coastal architecture.
- Vibrant colours that convey a feeling of beaches, sand, water and activity to assist in creating a vibrant and colourful streetscape are encouraged.
- Where larger buildings are proposed, façade detail, materials and colours should be designed to provide interest and articulation. The traditional ‘strip shopping centre’ image of multiple shopfronts should be maintained.

Precinct 3 “Foreshore”

Building setbacks – The Esplanade

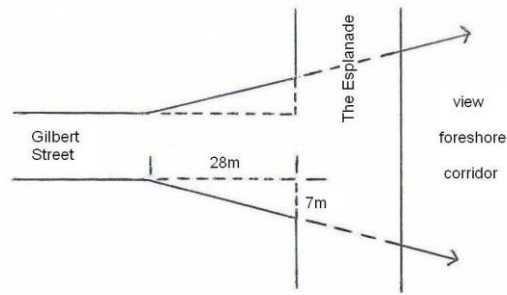
- Buildings should be set back from The Esplanade frontage to achieve a minimum 6 metre wide promenade along The Esplanade to encourage outdoor dining areas and retail activity and accommodate street planting. Some variation in frontage setback is preferred.
- Buildings with frontage to The Esplanade must be set back from the rear boundary to provide space for dual 90 degree angle parking, pedestrian access, and service delivery (refer Torquay Town Centre Parking and Access Strategy,2011).
- Second and third storey building components (including balconies, balustrades, sunshades, pergolas etc) should be designed and/or set back from The Esplanade frontage so as not to cause additional overshadowing of the front setback area/footpath at the 2 pm equinox.

Building setbacks – Zeally Bay Road & Cliff Street

- Building should be set back from the Zeally Bay Road frontage to achieve a minimum 3 metre wide footpath along Zeally Bay Road and to enable the retention and planting of street trees to complement the streetscape adjacent to Taylor Park.
- Buildings must be set back from the Cliff Street frontage to achieve a minimum 3 metre wide footpath along Cliff Street and provision for 90 degree parking on the eastern side of the road (refer Torquay Town Centre Parking and Access Strategy,2011).
- Second and third storey building levels should be stepped back from the Zeally Bay Road and Cliff Street frontages in average 3 metre increments to achieve visual interest and opportunity for privacy separation. Variation in setback to create interest in building form is encouraged.

Building setbacks – Gilbert Street

- Buildings may have a ‘zero’ lot line along the Gilbert Street road frontages provided:
 - a minimum 3 metre wide unobstructed footpath is maintained; and
 - a splay out to 7 metre along the Gilbert Street frontage for the properties at the corner of Gilbert Street and The Esplanade is achieved in accordance with Diagram 1.

Diagram 1: Gilbert Street / The Esplanade corner building setback splay

- Any third storey building component (including balconies, balustrades, sunshades, pergolas etc) should be set back from the Gilbert Street frontage (north side) so as not to cause additional overshadowing of the footpath between the 11 am and 2 pm equinox.

Building setbacks – general

- Third storey level building elements should be set back from the southern property boundary so as not to cause overshadowing of the adjoining property at that level between 9 am and 3 pm at the equinox.

Building height

- Buildings (including service installations and other appurtenances of a building) should not exceed 3 storeys and 10.5 metres in height. Higher elements must be supported with detailed design considerations in a written submission that demonstrate how the design objectives are achieved.

Building design

- Ground floor facades should be designed to activate the street and have a high proportion of glazing to promote visibility into and out of buildings.
- Retractable (fold back) doors are encouraged to integrate outdoor dining areas with indoor areas.
- Balconies must not extend beyond the front wall of the ground floor, and balustrades should be a minimum of 50% transparent to maintain daylight and openness of design.

Access and parking

- Development of sites fronting The Esplanade should provide for rear parking accessed from the laneway off Zeally Bay Road.
- Vehicle access directly off The Esplanade is discouraged, except for properties where no rear access is possible.
- Parking associated with residential accommodation should be integrated with the development on site.

Landscaping

- Landscaping should comprise hardy plant varieties, preferably indigenous, that are appropriate to coastal conditions and therefore likely to maintain a healthy appearance.
- On street planters may be used to highlight and define the character of individual commercial properties and outdoor eating areas provided native vegetation is used (preferably indigenous) and provided they do not impede the movement of pedestrians.
- Planters should be sturdy and reflect the coastal character/geology by imitating local materials and coastal textures.

- Specimen trees, street furniture and art work are to be incorporated into the footpath design along The Esplanade and Zeally Bay Road.
- Balconies should be softened with landscaping contained in planters.
- Public car park areas are to contain trees that provide a canopy cover of these areas of at least 25% at maturity.
- An aesthetic screen (comprising of plants, fencing or by other means) is to be provided along boundaries common with residential uses sufficient to effect a minimum 75% concealment of buildings and activities from the adjacent residential properties.

Exemption from notice and review

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone.

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Advertising signs

Advertising sign controls are at Clause 52.05.

Category 3 applies to land on The Esplanade and Zeally Bay Road.

Category 1 applies to all other areas within the Town Centre.

Requirements

- Advertising signs should be included as part of the planning permit application for a new development.
- Advertising signs should not obscure architectural features, and supporting structures should not be obtrusive when viewed from public areas.
- The size of advertising signs should be proportionate to the design and scale of buildings on which they are displayed and be respectful of human scale and streetscape amenity.
- Advertising signs at verandah height and above are discouraged, other than business identification signs which should be fixed flush to the building façade unless the design is particularly innovative and will enhance the streetscape.
- Along Zeally Bay Road floodlit signs and internally illuminated signs are discouraged, unless it can be demonstrated that the signs will not unreasonably affect the amenity of Taylor Park.
- Signage fronting the foreshore reserve and Taylor Park should be understated and designed as part of the building architecture. Pole signs and high wall signs are discouraged.
- Where Category 1 applies the following signs are discouraged:
 - High wall sign
 - Major promotion sign
 - Panel sign
 - Pole sign
 - Sky sign
- Temporary banners and flags are discouraged, except for promotional purposes. Bunting and streamer signs are discouraged.

- Illumination levels of floodlit or internally illuminated signs should not cause detriment to the amenity of nearby dwellings.
- Illuminated signage is to be turned off nightly between 11.00pm and 7.00am.

4.0 Decision guidelines

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Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Whether minor projections that exceed the recommended height to create architectural interest cause detrimental overshadowing, create a sense of visual bulk or compromise the proportions of the streetscape.

5.0 Reference Documents

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Torquay Town Centre Parking and Access Strategy 2011-16 (2011)

Torquay Town Centre Revitalisation Project (2001)

Torquay Town Centre – Foreshore Zone Design Guidance (2007)

Torquay Town Centre Revitalisation Project – Urban Design Guidelines (2007)

Map 1 to Schedule 6 to Clause 43.02: Torquay Town Centre – Precinct Plan

