

27/05/2019
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SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO2**.

BELL STREET, TORQUAY

1.0

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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 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

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Buildings and works

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- 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

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Subdivision

None specified.

4.0

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Signs

None specified.

5.0

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Application requirements

None specified.

6.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

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