

27/05/2019
C131surf

SCHEDULE 16 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO16**.

TORQUAY MUNICIPAL PRECINCT

1.0

01/04/2010
C46

Design objectives

To encourage a scale of development that is complementary to and compatible with the low rise coastal character of Torquay and the amenity of surrounding development.

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

2.0

01/04/2010
C46

Buildings and works

A permit is not required to construct a building or construct or carry out works where:

- The height of the building, excluding any television antenna, chimney or flue, is not more than 9 metres above natural ground level.

3.0

01/04/2010
C46

Subdivision

A permit is not required to subdivide land.

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:

- Whether a building height over 9 metres is required to create architectural interest, without causing detriment to surrounding development or creating a sense of visual bulk.
- Whether a building over 9 metres in height contributes to the creation of a gateway statement and is needed to give identity to the precinct.
- Whether a building height exceeding 9 metres facilitates a built form that reinforces the preferred character for the area.
- The extent to which the development is consistent with the Torquay Community and Civic Precinct Master Plan (2007).