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SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO7**.

TORQUAY TOWN CENTRE INTEGRATION

1.0

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Objectives

To provide for the integrated development of the subject land for retail, commercial, office and residential uses.

To facilitate the integration of Torquay Central with the balance of the town centre by appropriate urban design principles that guide development in the area between Payne Street and Pearl Street.

To encourage vibrant street life and active retail frontages to provide a positive experience and high amenity for pedestrians and shoppers.

To ensure that the combination of uses, their scale and design are compatible with:

The amenity of the surrounding land uses.

The capacity of the existing street system, and any proposed modification, to accommodate an increase in vehicle traffic.

To ensure that the land is developed generally in accordance with the ‘Torquay Town Centre Integration Concept Plan’ forming part of this schedule.

To manage the interface between various land uses to ensure adequate amenity and function for both residential and commercial land uses.

2.0

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Requirement before a permit is granted

A permit may be granted before a Development Plan has been prepared to the satisfaction of the responsible authority, for the following:

- A fence.
- Minor extensions, alterations or modifications to an existing development.

3.0

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Conditions and requirements for permits

None specified.

4.0

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Requirements for development plan

The development plan must be prepared for the whole of the site but may be implemented in stages. The development plan must be generally in accordance with the ‘Torquay Town Centre Integration Concept Plan’ and should provide for the following:

- The use and development of the subject land for the purpose of shops, offices, shop-top dwellings and other complementary uses.
- The location of all vehicle accessways, car parking, and pedestrian and cycle paths within the precinct and connections to other areas of the town centre. Preference will be given to rear laneways to provide access for loading and staff and resident car parking.
- Integrated design treatment of the subject land, addressing in particular the layout and design of Bristol Road and its interface with the adjoining land to serve as a ‘strip shopping centre’. This should consider vehicle and pedestrian access, parking and the integration of the area with both ends of the town centre and the longer term expansion of the centre.
- The provision of active street frontages along Bristol Road with widened footpaths, landscaping and innovative street furniture that encourages pedestrian strolling and activity.

SURF COAST PLANNING SCHEME

- Treatment of the interface between the subject land and surrounding areas to minimise the amenity impact of use and development on residential land.
- The location of all public areas including proposed landscaping, in particular the treatment along road frontages, and an outline management plan for controlling and maintaining open space and common property areas.
- A street tree planting program, including a list of species, number of plants and location of proposed planting using predominantly locally indigenous species.

Map 1 to the Schedule to Clause 43.04: Torquay Town Centre Integration Concept Plan, 2007

