

01/04/2010
C46

SCHEDULE 16 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

Torquay Municipal Precinct

1.0

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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

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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

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Subdivision

A permit is not required to subdivide land.

4.0

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Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 43.02, the responsible authority must consider, as appropriate:

- 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).