

# Torquay-Jan Juc Neighbourhood Character Study Review

## Part B: Precinct Descriptions and Guidelines



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PO Box 350, Torquay VIC 3228  
Phone (03) 5261 0600  
Fax (03) 5261 0525  
info@surfcoast.vic.gov.au  
www.surfcoast.vic.gov.au

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# Contents

<b>1. Introduction</b> .....	<b>4</b>
1.1 Background.....	4
1.2 Purpose .....	4
1.3 Neighbourhood Character.....	5
<b>2. Precinct Descriptions</b> .....	<b>6</b>
2.1 Precinct 1 –TORQUAY CENTRAL .....	6
Sub-precinct 1.1 – Old Torquay South.....	7
Sub-precinct 1.2 – Old Torquay North.....	9
Sub-precinct 1.3 – Old Torquay Coastal Boulevard and Foreshore Environs .....	10
Sub-precinct 1.4 – Old Torquay Surf Coast Highway .....	12
2.2 Precinct 2 – TORQUAY NORTH .....	15
Sub-precinct 2.1 – Wombah Park / Golden Beach Way .....	15
Sub-precinct 2.2 – South Beach Estate .....	17
Sub-precinct 2.3 – The Quay .....	18
Sub-precinct 2.4 – Torquay North Growth Area (South Beach Road / Horseshoe Bend Road) .....	20
Sub-precinct 2.5 – Torquay North Coastal Boulevard .....	21
Sub-precinct 2.6 – Torquay Sands .....	22
2.3 Precinct 3 – TORQUAY WEST.....	25
Sub-precinct 3.1 – Church Estate .....	25
Sub-precinct 3.2 – Duffields Road East / Beach Road .....	27
Sub-precinct 3.3 – Great Ocean Views .....	28
Sub-precinct 3.4 – Deep Creek / Briody Drive .....	30
2.4 Precinct 4 – JAN JUC.....	33
Sub-precinct 4.1 – Central Jan Juc .....	33
Sub-precinct 4.2 – Jan Juc North-West.....	35
Sub-precinct 4.3 – Jan Juc Coastal Boulevard and Foreshore Environs.....	37
2.5 Precinct 5 – LOW DENSITY RESIDENTIAL AREAS.....	39
Sub-precinct 5.1 – Torquay Heights .....	39
Sub-precinct 5.2 – Coombes Road / Grossmans Road .....	40
Sub-precinct 5.3 - Jan Juc West / Bells Boulevarde .....	41
<b>3. Neighbourhood Character Precinct Guidelines</b> .....	<b>44</b>
3.1 Purpose .....	44
3.2 How to use the guidelines .....	44
3.3 The guidelines .....	45
Housing Precinct 1 – Urban Consolidation .....	45
Housing Precinct 2 – General Residential (older established areas) .....	49
Housing Precinct 3 – General Residential (newer subdivisions).....	55
Character Precinct 4 – Bush Residential.....	58
Housing Precinct 5 – Residential Growth .....	61
<b>Appendix 1</b> .....	<b>64</b>

# 1. Introduction

## 1.1 Background

This part of the Torquay-Jan Juc Neighbourhood Character Study Review contains the Precinct Descriptions and Neighbourhood Character Precinct Guidelines.

Torquay-Jan Juc is designated as a growth node under state, regional and local policy with capacity for long term growth. In providing for growth, the township also has a prominent role to play in responding to an increased demand for medium density housing and alternative housing types and sizes as a result of demographic change (e.g. smaller household sizes, ageing of the population), lifestyle preferences and declining housing affordability. Urban consolidation and changing housing needs will have a significant impact on the character of Torquay-Jan Juc's urban areas, particularly those established urban areas which are characterised by detached housing in a vegetated setting such as Old Torquay and Jan Juc. It is crucial that new development responds to Torquay-Jan Juc's preferred coastal character and contributes positively to the quality of the urban environment so that it may be enjoyed and respected by the existing and future community.

Council adopted the *Torquay-Jan Juc Neighbourhood Character Study & Vegetation Assessment (NCS)* in 2006 in response to community concerns about the fast pace of growth experienced in the past decade and the effect of development on the coastal character of the townships.

The concerns are two fold. Firstly, particular concern has been expressed in relation to redevelopment and subdivision of land in the older, established areas of the towns for medium density development, involving removal of vegetation and the replacement of small holiday homes with larger, bulkier houses, often of a 'suburban' character. Secondly, new residential subdivision in the town's designated growth corridors is more suburban in appearance, lacking a tree canopy cover and containing many dwellings that lack a coastal character.

Urban areas continue to change over time, in response to policy directions, community aspirations and decisions by landowners and developers. Some areas in Torquay-Jan Juc will need to continue to accommodate change to support future growth and the community's changing housing needs. This change needs to be carefully managed to ensure residential development is both sensitive to existing neighbour character attributes and makes a positive contribution to the desired future neighbourhood character.

## 1.2 Purpose

The **Precinct Descriptions** provide an update of the precinct descriptions in the 2006 NCS. Torquay-Jan Juc has continued its rapid growth and level of change since the adoption of the NCS in 2006.

Residential estates under construction at the time the NCS was prepared have been completed or are nearing completion, new greenfield subdivisions are about to commence, and Old Torquay has seen further infill development in the form of medium density housing reinforcing its status as an area designated for urban consolidation.

The purpose of the **Neighbourhood Character Precinct Guidelines** is to assist in delivering the community's aspirations of maintaining Torquay-Jan Juc's valued coastal character, while achieving a range of housing types and densities that meet housing objectives and targets. The character precincts are an amalgam of the various neighbourhoods throughout Torquay-Jan Juc and have been grouped based on common characteristics and capacity to accommodate future housing growth and change.

### 1.3 Neighbourhood Character

A range of factors determines the character of a neighbourhood and street including:

- Density of development
- Subdivision pattern and road layout
- Building style and development era
- Road construction
- Topography
- Orientation and views
- Vegetation type and cover
- Landscape features
- Surrounding land use

For development to make a positive contribution to the streetscape and neighbourhood character, development should respond to the above factors and consider the following design elements:

- Building scale, height and visual bulk
- Setbacks and site coverage
- Building design and architectural style
- Roof form and pitch
- Window and door proportions
- Colours, patterns, textures and materials
- Car parking and vehicle access
- Landscaping
- Fencing

The NCS identifies the distinctive existing characteristics and the future preferred character of Torquay-Jan Juc's residential areas and includes recommendations for new residential development to ensure it complements and respects that character. The NCS was developed with significant community input and reflects the community's aspirations.

In summary, the preferred neighbourhood character of Torquay-Jan Juc can be described as:

**Neighbourhoods of modest dwellings reflective of older style beach houses and other classic Australian style houses, or of more contemporary design that are balanced in terms of their articulation, form and colour. Set in well landscaped streetscapes, with large front setbacks and spaces between buildings, incorporating mature, indigenous vegetation which filters the visual presence of dwellings. Streetscapes are predominantly free of front fencing or have low open style fencing with recessive garages accessed by drives of natural looking surfaces.**

The NCS identified two key issues that are threatening the valued neighbourhood character:

1. The inability of many developments to retain and enhance the indigenous vegetation cover due to large building footprints, excessive hard surface areas and minimal setbacks; and
2. The visual dominance of buildings in the streetscape (building bulk).

In order to address these two key issues, the Neighbourhood Character Precinct Guidelines have been drafted to achieve the following outcomes:

- Sufficient space around dwellings to retain or re-establish vegetation that screens/softens buildings, particularly within front setbacks; and
- Built form that is unobtrusive, consistent with preferred neighbourhood character and displays a coastal style of architecture.



## 2. Precinct Descriptions

The Precinct Descriptions divide Torquay-Jan Juc into five broad areas:

1. Torquay Central
2. Torquay North
3. Torquay West
4. Jan Juc
5. Low Density Residential Areas

Four each precinct a number of sub-precincts have been identified and mapped, and a description given of the existing character, threats to the character, likely future development and the desired or preferred future character.

### 2.1 Precinct 1 –TORQUAY CENTRAL

This precinct comprises the residential areas of Old Torquay extending from Deep Creek in the north to Point Danger in the south. It is bordered by the Surf Coast Highway to the west and The Esplanade to the east. The area is characterised by a mix of modest traditional beach houses on large lots set amongst a moderate cover of vegetation. A substantial level of medium density infill development has occurred in recent years. The area contains scattered remnants of Bellarine Yellow Gum and Moonah, as well as exotic and non-indigenous native trees and shrubs which contribute to the leafiness of the streetscapes and the coastal landscape character of the town.



## Sub-precinct 1.1 – Old Torquay South

### *Precinct description*

This area constitutes the ‘heart’ of Old Torquay and is characterised by a traditional grid layout with quarter acre lots. The existing (traditional) character is exemplary for the preferred character for Torquay-Jan Juc as a whole. The area has undergone substantial change with numerous medium density developments, comprising 2, 3 or 4 units on a block, particularly in Anderson Street, Boston Road, Bristol Road, Zeally Bay Road, Spring Street, Puebla Street and Beach Road. Most properties are within walking distance of the Torquay Town Centre, Taylor Park and/or the foreshore.



### *Precinct map*



### ***Key characteristics***

- Lot sizes around 1,000sqm, decreasing to less than 300sqm where medium density development has occurred.
- Architectural styles are highly varied, consisting of fibro and weatherboard beach shacks, Interwar and Post-war development, 1960s-1970s brick veneer units and more contemporary recent development.
- Roof forms are mixed and include gable, hipped and skillion styles.
- Large front setbacks ranging from 5 to 10 metres, with the setback areas comprising established trees and shrubs or open gardens.
- Buildings are generally set back from side and rear boundaries with vegetation providing partial screening between buildings, with the exception of new development.
- Buildings are predominantly single storey, with a greater occurrence of two storeys within new developments.
- Detached garages and carports sited to the side or rear of dwellings.
- Building materials are generally traditional lightweight materials (weatherboard and fibro sheeting) or brick veneer, with tile or iron roofs. A contemporary range of materials and roof forms is used in recent development. Mix of external colours.
- Mix of front fence treatments, but greater proportion of open style treatments (i.e. low or partially permeable high fences). Paling fences on side and rear boundaries.
- Land slopes gradually to the east with inadequate slope for properties to share views.
- There are a limited number of footpaths. Paths are usually concrete. Some streets have on-road cycle lanes.
- Sealed roads with kerb and channel. Services are above ground and clearly visible along streets.
- The streets have an open and spacious feel due to the wide grassy nature strips (5-6m) and street trees and generous building setbacks.

### ***Threats to character***

- Erosion of the valued coastal character by the construction of multi-dwelling developments that are inappropriate in style or scale, with bulky forms, limited setbacks, high building and hard surface site coverage and limited space for the retention or planting of vegetation (in particular canopy trees).
- Removal of remnant indigenous (including Moonah and Bellarine Yellow Gum) and other canopy trees.
- Loss of classic beach shacks and heritage buildings.

### ***Future development and preferred character***

Old Torquay is an area designated for urban consolidation and will continue to undergo substantial change driven by medium and higher density development. It is important that this development displays a low-rise coastal character, respects the amenity of adjoining properties and provides for housing diversity.

Preferred character attributes include:

- Retention of indigenous vegetation and enhancement of the overall vegetation cover, with emphasis on the planting of canopy trees in new developments.
- Increased density of development, but limits to the extent of building and hard surface site coverage in multi-dwelling developments to facilitate enhanced vegetation cover.
- Front setbacks that are consistent with the prevailing setbacks in a street and provide for the retention and planting of screening trees.
- Innovative contemporary housing that is consistent with the coastal character of Torquay. Building forms that reflect or interpret the original beach shacks.
- Limited building height to maintain the low scale character of current development.
- Access and vehicle parking areas that are visually recessive and well integrated with the development.
- Development that integrates well with the street (i.e. no high, solid front fences).



## Sub-precinct 1.2 – Old Torquay North

### ***Precinct description***

This area comprises lots of around 585-800sqm, developed with detached single storey dwellings and some two storey dwellings. The dwellings consist of a mixture of building styles, including older fibro beach shacks and weatherboard cottages and suburban style dwellings constructed of brick with terracotta tiled roofs. The area contains a mixture of vegetation ranging from exotic shrubs and trees to mature native vegetation with canopy. Medium density developments are limited north of Darian Road and more prevalent along Beach Road, Cowrie Road, Central Avenue, Fischer Street and Darian Road.



### ***Precinct map***



### ***Key characteristics***

- Architectural styles are mixed, consisting of fibro and weatherboard beach shacks and cottages, post 1960s housing and more contemporary recent development.
- Roof forms vary and include gable, hipped and skillion styles.
- Large front setbacks ranging from 5 to 10 metres, with the setback areas comprising established trees and shrubs or open gardens.
- Buildings are generally set back from side and rear boundaries with vegetation providing partial screening between buildings, with the exception of new development.
- Buildings are predominantly single storey, with a greater occurrence of two storeys within new developments.
- Detached garages and carports sited to the side or rear of dwellings.

- Building materials are generally traditional lightweight materials (weatherboard and fibro sheeting) or brick veneer, with tile or iron roofs. A contemporary range of materials and roof forms is used in recent development. Mix of external colours.
- Mix of front fence treatments, but greater proportion of open style treatments (i.e. low or partially permeable high fences). Paling fences on side and rear boundaries.
- Land slopes gradually to the east with inadequate slope for properties to share views.
- There are a limited number of footpaths. Paths are usually concrete. Some streets have on-road cycle lanes.
- Sealed roads with kerb and channel. Services are above ground and clearly visible along streets.
- The streets are open and spacious due to the wide grassy nature strips and street trees and generous front setbacks.

#### ***Threats to character***

- Backyard and corner lot subdivisions, second dwellings wedged onto sites, boundary-to-boundary developments.
- Redevelopment of smaller lots resulting in dwellings or units that are inconsistent with the preferred neighbourhood character in terms scale, design and siting.
- Vegetation removal.

#### ***Future development and preferred character***

Development in this part of Old Torquay is expected to be modest medium density development (dual occupancies, townhouses, second dwellings) and replacement or renovation of older dwellings.

Preferred character attributes include:

- Retention of vegetation and enhancement of the overall vegetation cover, with emphasis on the planting of canopy trees in new developments.
- Increased density of development, but limits to the extent of building and hard surface site coverage to facilitate enhanced vegetation cover.
- Front setbacks that are consistent with the prevailing setbacks in a street and provide for the retention and planting of screening trees.
- Side and rear setbacks that provide for planting between buildings.
- Innovative contemporary housing that is consistent with the coastal character of Torquay. Building forms that reflect the original beach shacks.
- Limited building height to maintain the low scale character of current development.
- Access and vehicle parking areas that are visually recessive and well integrated with the development.
- Development that integrates well with the street (i.e. no high, solid front fences).

### **Sub-precinct 1.3 – Old Torquay Coastal Boulevard and Foreshore Environs**

#### ***Precinct description***

This area along The Esplanade opposite the foreshore stretching from Point Danger in the south to the Wyndham Resort in the north is developed by a mix of detached and medium density housing of various architectural styles, building heights and eras, including older beach houses of varied lightweight materials, suburban style dwellings constructed of brick with terracotta tiled roofs and more bolder contemporary style dwellings and townhouses. The area contains a moderate vegetation cover with a mixture of exotic shrubs and trees and mature native vegetation with canopy trees. A cluster of three-storey 1960s style apartment complexes is located at the southern end of the precinct. Considerable redevelopment has occurred in recent years, however the precinct has retained its low scale coastal character for most part.

### **Key characteristics**

- Lot sizes range from 400sqm to 1,000sqm, decreasing to less than 300sqm where medium density development has occurred.
- Mix of single, two and three storey developments.
- Large front setbacks ranging from 5 to 10 metres.
- Established gardens with a mixture of vegetation ranging from exotic shrubs and trees to mature native vegetation with canopy trees.
- Buildings are generally set back from side and rear boundaries with vegetation providing partial screening between buildings, with the exception of new development.
- Detached garages and carports sited to the side or rear of dwellings.
- Building materials are generally traditional lightweight materials (weatherboard and fibro sheeting) with a contemporary range of materials used in recent development. Mix of external colours.
- Mix of front fence treatments – from the unfenced to low and high solid fencing. Paling fences on side and rear boundaries.
- Views of the foreshore, beach, ocean and distant landforms available from most properties.
- The Esplanade is a sealed road with kerb and channel and a concrete footpath on one side. Above ground infrastructure.

### **Precinct map**





### ***Threats to character***

- Redevelopment of older dwellings that have cultural or nostalgic value.
- Boundary-to-boundary townhouse and unit developments.
- Construction of large visually prominent dwellings that are inconsistent with the preferred neighbourhood character in terms of scale, height, design and siting.
- Lack of meaningful vegetation.
- High solid front fences.

### ***Future development and preferred character***

Development along The Esplanade is expected to continue in the form of medium density development and replacement of older dwellings with new larger dwellings.

Preferred character attributes include:

- Retention of vegetation and enhancement of the overall vegetation cover, with emphasis on the planting of canopy trees in new developments.
- Increased density of development, but limits to the extent of building and hard surface site coverage to facilitate enhanced vegetation cover.
- Front setbacks that are consistent with the prevailing setbacks and provide for the retention and planting of trees.
- Side and rear setbacks that provide for planting between buildings and retain the permeability of the streetscape.
- Innovative contemporary housing that is consistent with the coastal character of Torquay and complements the scenic landscape values of the foreshore.
- Limited building height to maintain the low scale character of current development (maximum 2 storeys).
- Access and vehicle parking areas that are visually recessive and well integrated with the development.
- Development that integrates well with the street (i.e. no high front fences).

### **Sub-precinct 1.4 – Old Torquay Surf Coast Highway**

#### ***Precinct description***

This precinct consists of residential properties on either side of the Surf Coast Highway stretching from Darian Road in the north to Bell Street in the south. Most lots are developed with detached single storey dwellings and some two storey dwellings, dispersed by medium density developments. Several properties are occupied by health and wellbeing centres. The dwellings consist of a mixture of building styles, including older typically coastal style dwellings of varied lightweight materials and suburban style dwellings constructed of brick with terracotta tiled roofs. The area contains a mixture of vegetation ranging from open lawn areas, exotic shrubs and trees to mature native vegetation with canopy.





### **Precinct map**



### **Key characteristics**

- Lot sizes range from 500sqm to 1000sqm, decreasing to less than 300sqm where medium density development has occurred.
- Architectural styles are mixed, consisting of fibro and weatherboard beach shacks, post 1960s housing and some more contemporary recent development.
- Roof forms vary and include gable, hipped and skillion styles.
- Large front setbacks ranging from 5 to 10 metres, with the setback areas comprising established trees and shrubs or open lawn.
- Buildings are generally set back from side and rear boundaries with vegetation providing partial screening between buildings, with the exception of new development.
- Building heights are a mix of single storey and two storeys.
- Building materials are generally traditional lightweight materials (weatherboard and fibro sheeting) or brick veneer, with tile or iron roofs. A contemporary range of materials and roof forms is used in recent development. Mix of external colours.
- Mix of front fence treatments, but greater proportion of high fence styles. Paling fences on side and rear boundaries.
- Side driveways with garages and carports to the side or rear of the dwelling.
- The highway is a fully sealed four-lane divided highway with a landscaped median strip and concrete footpaths on both sides.
- Services are above ground.

### **Threats to character**

- Inappropriately scaled and designed buildings.
- Vegetation removal.

### **Future development and preferred character**

This precinct will undergo incremental change through redevelopment of individual sites and conversion of land uses from residential to health and wellbeing, tourist accommodation or leisure and recreational establishments, whilst maintaining the original domestic scale. The predominant residential use of the southern extent of the precinct will remain intact.

Preferred character attributes include:

- An attractive, well landscaped and visually interesting edge to the Surf Coast Highway.
- Retention of vegetation and enhancement of the overall vegetation cover, with emphasis on the planting of canopy trees in new developments that reinforces the boulevard character of the highway.
- Increased density of development, but limits to the extent of building and hard surface site coverage to facilitate enhanced vegetation cover.

- Front setbacks that are consistent with the prevailing setbacks along the highway and provide for retention and planting of trees that filter development.
- Side and rear setbacks that provide for planting between buildings.
- Innovative contemporary housing that is consistent with the coastal character of Torquay. Building forms that reflect Torquay's historical character.
- Limited building height to maintain the low scale character of current development.
- Access and vehicle parking areas that are visually recessive and well integrated with the development.
- Development that integrates well with the street (i.e. no high solid front fences).

## 2.2 Precinct 2 – TORQUAY NORTH

This precinct includes the residential areas north of Deep Creek and comprises one of the key growth areas for Torquay and the Shire. The area is characterised by conventional suburban housing with a scattering of medium density development and more contemporary developments. There is limited indigenous vegetation with most gardens comprising a mix of exotic and non-indigenous native species in formal gardens.



### Sub-precinct 2.1 – Wombah Park / Golden Beach Way

#### ***Precinct description***

The estate was developed from the 1980's onwards and is predominantly developed for single detached housing. Medium density development is generally dispersed, but more prevalent in Koomeela Drive, Fischer Street, Pomora Avenue and Loch Ard Drive. There is a variety of building styles, reflecting the different construction periods in the subdivision. Development is a mix of single and double storey, has a moderate to high building and hard surface site coverage, shallow street and side boundary setbacks, and a predominance of double garages forming part of a dwelling's frontage. Dwelling styles are generally of contemporary design constructed of a mixture of materials and skillion and/or flat roofs (particularly west of Fischer Street), or suburban style dwellings constructed of brick veneer with terracotta roof tiles (particularly east of Fischer Street). There is limited indigenous vegetation, with most gardens comprising a mix of exotic and non-indigenous native species in formal gardens of no conservation significance.





**Precinct map**



**Key characteristics**

- Lot sizes range from 300sqm to 800sqm with a small number of lots in excess of 1000sqm.
- A curvilinear and cul-de-sac street pattern.
- Houses built since the 1980's – a mix of architectural styles. Predominantly conventional suburban architecture with more contemporary coastal styles in newer development.
- Mix of single and two storey development.
- Predominantly conventional building materials with contemporary finishes used in more recent development. Mix of building colours.
- Small front and side building setbacks with many boundary walls.
- Relatively high building and hard surfaces site coverage.
- Car parking, particularly garages, highly visible from the street.
- Mix of front fence treatments, generally either open or low in height. Side and rear paling fences.
- Land gradually slopes to the east, with steeper slopes to the south-west adjacent to the creek reserve.
- Limited views available toward the coast from some properties, however there is inadequate slope to enable views from all properties.
- Sealed roads with kerb and channel and concrete footpaths. Underground infrastructure.

**Threats to character**

- Battle-axe or 'backyard' and corner lot subdivisions where there is an existing dwelling.
- Construction of dwellings or units that are inconsistent with the preferred neighbourhood character in terms of scale, design and siting.



### ***Future development and preferred character***

The area is expected to undergo incremental change through exhaustion of remaining vacant lots and through dispersed medium density infill development in the form of second dwellings, dual occupancies and townhouse developments.

Preferred character attributes include:

- Enhanced vegetation cover, with emphasis on indigenous species.
- Adequate permeable surfaces to facilitate increased vegetation cover.
- Architecturally diverse housing that is consistent with Torquay's coastal character.
- Garages set back behind the dwelling frontage.
- Maintenance of a low scale building height.
- Buildings set back from side and rear boundaries.
- Development that integrates well with the street frontage (i.e. no solid high front fences and walls).
- Enhanced street tree planting using indigenous species.

### **Sub-precinct 2.2 – South Beach Estate**

#### ***Precinct description***

This subdivision was developed in the late 1990's and 2000's and is characterised by detached single and double storey dwellings, featuring a mix of contemporary and suburban style housing. There is limited indigenous vegetation, with most gardens comprising a mix of exotic and non-indigenous native species in formal gardens.

#### ***Precinct map***





### ***Key characteristics***

- Lot sizes range from 300sqm to 800sqm.
- Houses built since the 1990's – a mix of architectural styles. Predominantly conventional suburban architecture with some contemporary modern and coastal styles in more recent development.
- Mix of single and two storey development.
- Predominantly conventional building materials (brick) with contemporary finishes used in more recent development. Mix of building colours and roof forms (hipped, gabled, skillion, flat, curved).
- Shallow front and side building setbacks with many boundary walls.
- Relatively high building and hard surfaces site coverage.
- Car parking, particularly garages, highly visible from the street.
- Formal landscaped gardens with a mix of low level exotic and non-indigenous native species. Limited canopy trees. Coastal style landscaping with native species and surface materials in more recent development.
- Generally no front fences. Side and rear paling fences.
- Sealed roads with kerb and channel and concrete footpaths. Underground infrastructure.

### ***Threats to character***

Given the estate is virtually fully developed with more recent development, limited change is expected and therefore no noticeable threats to the existing or preferred character.

### ***Future development and preferred character***

Given the estate is virtually fully developed with more recent development, limited change is expected. The remaining vacant lots will be developed for predominantly single dwellings, complementing existing development.

## **Sub-precinct 2.3 – The Quay**

### ***Precinct description***

This subdivision is one of the more recent developed estates in Torquay. It is characterised by detached single and double storey dwellings of a generally contemporary style, featuring a mix of custom designed houses and volume builder products. Development in the estate is governed by *The Quay Design Development Guidelines* that aim to create a coastal character and include standards for setbacks, building height, site coverage, building design, car parking and access, fencing and landscaping. This has created open streetscapes with no front fences, coastal landscaping and a consistent rhythm of front setbacks. Development of lots for more than one dwelling is prohibited. A retirement village with small single storey units is being constructed in the south-east corner of the estate.



### ***Precinct map***



### ***Key characteristics***

- Lot sizes generally range from 400sqm to 800sqm.
- Houses built since the late 2000's – a mix of architectural styles, but predominantly contemporary suburban and coastal styles.
- Front setbacks are generally 6 metres.
- Shallow side and rear building setbacks with many garage walls built to one side boundary.
- A wide range of contemporary building materials and finishes, including face brickwork, masonry, render, horizontal and vertical timber, panel sheeting and corrugated iron. Mix of building colours and roof forms.
- No front fences. Side and rear paling fences.
- Contemporary landscaped gardens with a mix of exotic and coastal native species and surface materials such as gravel, stones/pebbles, granitic sand, mulch.
- Sealed roads with kerb and channel and concrete footpaths. Underground infrastructure.

### ***Threats to character***

Given the single dwelling covenants and design guidelines that are in place, there are no noticeable threats to the existing or preferred character in this estate.

### ***Future development and preferred character***

Vacant lots will continue to be developed for single dwellings, complementing existing development. Limited change is to be expected. The existing suburban coastal character will remain intact, while the maturing of vegetation will enhance the vegetation cover of the estate.



## Sub-precinct 2.4 – Torquay North Growth Area (South Beach Road / Horseshoe Bend Road)

### ***Precinct description***

This new growth area is zoned residential but is at the early stages of development. Development plans have been approved by Council for the comprehensive development of the area. The development plans aim to establish a coastal character and a range of densities, a network of public open space reserves, a neighbourhood activity centre and two government schools (primary and secondary).

### ***Precinct map***



### ***Threats to character***

- Development and subdivision that has a suburban or urban appearance.
- Construction of dwellings or units that are inconsistent with the preferred neighbourhood character in terms of scale, design and siting.
- Lack of meaningful vegetation (trees, shrubs) that assists in establishing the preferred coastal landscape character.
- High solid front fences.
- Dominant car parking structures and hard surface areas.

### ***Future development and preferred character***

- New subdivisions to include well vegetated public land, including linear parks that provide vegetated corridors and pedestrian/cyclist access to existing public open space.
- Mix of conventional and higher densities (average of 15 dwellings per hectare).
- Adequate permeable surfaces and space around dwellings to facilitate the planting of vegetation, with emphasis on indigenous species (including canopy trees).
- Architecturally diverse housing that is consistent with Torquay's coastal character.
- Visually recessive garages set back behind the dwelling frontage or accessed from a rear lane.
- Maintenance of a low scale building height.



- Buildings set back from side and rear boundaries.
- Development that integrates well with the street frontage (i.e. no solid high front fences).
- Street tree and shrub/grasses planting using indigenous species.

### Sub-precinct 2.5 – Torquay North Coastal Boulevard

#### ***Precinct description***

This area along The Esplanade opposite the foreshore stretches from Deep Creek in the south to Torquay Sands in the north and is developed by a mix of detached and medium density housing of mostly two-storey scale. There are some three-storey dwellings as well. Front decks are a common feature. Dwelling styles are generally of conventional or contemporary design constructed of a mixture of materials with skillion, curved and gabled roofs. There is limited indigenous vegetation, with most gardens comprising a mix of exotic and non-indigenous native species in formal gardens of no conservation significance.



#### ***Precinct map***



#### ***Key characteristics***

- Lot sizes range from 300sqm to 800sqm.
- Houses built since the 1980's – a mix of architectural styles. Predominantly conventional suburban architecture with contemporary coastal styles in more recent development.
- Ocean and coastal views available from most properties, although further north views are obscured by sand dunes.

- Predominantly two-storey dwellings with a small number of three-storey dwellings.
- Predominantly conventional building materials with some contemporary finishes used in more recent development. Mix of building colours.
- Small front and side building setbacks with many boundary walls, in particular multi-dwelling developments constructed across the width of the site.
- Relatively high building and hard surfaces site coverage.
- Car parking, particularly garages, highly visible from the street.
- Mix of front fence treatments – from the unfenced to low and high solid fencing. Side and rear paling fences.
- The Esplanade is a sealed road with kerb and channel and a concrete footpath on one side.
- Underground infrastructure.

#### ***Threats to character***

- Boundary-to-boundary townhouse developments, backyard infill and corner lot subdivisions.
- Construction of dwellings or units that are inconsistent with the preferred neighbourhood character in terms of scale, height, design and siting.
- Lack of meaningful vegetation.
- High solid front fences.

#### ***Future development and preferred character***

The area is expected to undergo incremental change through exhaustion of remaining vacant lots and through dispersed infill development in the form of second dwellings and townhouse developments.

Preferred character attributes include:

- Enhanced vegetation cover, with emphasis on indigenous species.
- Generous front setbacks and adequate permeable surfaces to facilitate increased vegetation cover.
- Architecturally diverse housing that complements the coastal landscape setting and enhances the scenic and landscape values of the foreshore environs.
- Garages set back behind the dwelling frontage.
- Maintenance of a low scale building height (two-storeys).
- Buildings set back from side boundaries to increase the permeability of the streetscape.
- Dwellings sited and designed to allow for a reasonable sharing of views of the foreshore, ocean and distant landforms.
- Development that integrates well with the street frontage and foreshore reserve (i.e. no solid high front fences and walls).
- Enhanced street tree & shrub/grasses planting using indigenous species.

### **Sub-precinct 2.6 – Torquay Sands**

#### ***Precinct description***

This residential golf links development is developed by a mix of large single and medium density housing of mostly two-storey scale. There are some three-storey dwellings as well plus a four-storey residential hotel adjacent the club house. Dwelling styles are generally contemporary, architect designed and constructed of a mixture of materials with skillion, curved and flat roofs. There is an establishing indigenous coastal vegetation theme, with most gardens comprising a mix of groundcovers, shrubs and small to medium sized trees in landscaped gardens. The landscape theme is complemented by landscaping in public areas and by open fairways and greens.



**Precinct map**



**Key characteristics**

- Lot sizes range from around 200sqm to 900sqm.
- Houses built since the early 2000's – predominantly contemporary architectural styles.
- Ocean and coastal views available from some properties, although views are mostly obscured by sand dunes.
- Predominantly two-storey dwellings with a small number of three-storey dwellings.
- Predominantly contemporary building materials and finishes. Darker, subdued building colours.
- Pockets of medium density townhouse developments.
- Modest building and hard surfaces site coverage.
- Car parking, particularly garages, highly visible from the street but techniques used to reduce the visual impact.
- No front fences. Fencing abutting the golf course is open and low in height. Some side and rear paling fences.
- Roads are sealed with kerb and channel and a concrete footpath on one side. Underground infrastructure.

**Threats to character**

Given the single dwelling covenants and design guidelines that are in place, no noticeable threats to the existing or preferred character in this estate are to be expected.

**Future development and preferred character**

The area is expected to undergo limited change through exhaustion of remaining vacant lots. One larger parcel is reserved for a medium density townhouse development.

Preferred character attributes include:

- Enhanced vegetation cover, with emphasis on indigenous species.
- Generous front setbacks and adequate permeable surfaces to facilitate increased vegetation cover.
- Architecturally diverse housing that complements the coastal landscape setting and enhances the scenic and landscape values of the foreshore environs.
- Garages set back behind the dwelling frontage.
- Maintenance of a low scale building height (two to three-storeys).
- Buildings set back from side boundaries to increase the permeability of the streetscape.
- Development that integrates well with the street frontage and reserves (i.e. no solid high fences).



## 2.3 Precinct 3 – TORQUAY WEST

This precinct comprises the residential areas to the west of the Surf Coast Highway and is bounded by the Great Ocean Road to the south, Deep Creek to the north and Duffields Road and Messmate Road to the west. It encompasses established subdivisions such as the Church Estate, more recently developed estates (e.g. Great Ocean Views, Deep Creek) as well as new growth areas (Surf View Estate).



### Sub-precinct 3.1 – Church Estate

#### *Precinct description*

This estate was developed in the 1970-80's and is characterised by single dwellings, featuring a mix of older coastal beach houses and suburban brick veneer dwellings with tiled roofs, interspersed by some more contemporary developments. The land drops steeply towards Spring Creek and contains a moderate cover of native and exotic vegetation. Medium density development is limited.



### **Precinct map**



### **Key characteristics**

- Lot sizes range from 600sqm to 800sqm.
- Houses built between 1970 and 1990.
- Mix of single and two storey development.
- Predominantly conventional building materials with some contemporary finishes used in more recent development. Mix of building colours.
- Front setbacks range from 5 to 9 metres.
- Buildings are generally set back from side and rear boundaries with vegetation providing partial screening between buildings.
- Relatively modest building and hard surfaces site coverage.
- Car parking generally well integrated or to the rear in a detached garage. Highly visible from the street on steeper sites.
- Mix of front fence treatments, generally either open or low in height. Side and rear paling fences.
- Sealed roads with kerb and channel; no footpaths. Services above ground and clearly visible along streets.

### **Threats to character**

- Infill development and redevelopment of existing dwellings.
- Construction of dwellings or units that are inconsistent with the preferred neighbourhood character in terms of scale, design and siting.
- Vegetation removal.

### **Future development and preferred character**

The area is expected to undergo incremental change through infill development in the form of second dwellings, dual occupancies and townhouse developments, as well as replacement of existing old dwellings by new larger houses.

Preferred character attributes include:

- Retention of vegetation and enhancement of the overall vegetation cover, with emphasis on the planting of canopy trees in new developments.
- Increased density of development, but limits to the extent of building and hard surface site coverage to facilitate enhanced vegetation cover.
- Front setbacks that are consistent with the prevailing setbacks in a street and provide for the retention and planting of screening trees.
- Side and rear setbacks that provide for planting between buildings.
- Building forms that reflect the original beach shacks and innovative contemporary housing that is consistent with the coastal character of Torquay.
- Limited building height to maintain the low scale character of current development.
- Access and vehicle parking areas that are visually recessive and well integrated with the development.
- Development that integrates well with the street (i.e. no high front fences).



## Sub-precinct 3.2 – Duffields Road East / Beach Road

### *Precinct description*

This area comprises the established residential development around Beach Road and Attunga Drive as well as the new growth area east of Duffields Road where the first stages of development have materialised (Surf View Estate).



### *Precinct map*



### *Key characteristics*

- Lot sizes range from 300sqm to 900sqm.
- Houses built from the 1980's onwards.
- Mix of single and two storey development.
- Predominantly conventional building materials and styles, with more contemporary design and finishes used in recent developments. Mix of building colours and roof forms.
- Front setbacks range from 5 to 9 metres.
- Buildings are generally set back from side and rear boundaries with vegetation providing partial screening between buildings.
- Relatively modest building and hard surfaces site coverage.
- Car parking highly visible from the street.
- Mix of front fence treatments, generally either open or low in height. Side and rear paling fences.
- Minimal vegetation cover, gardens are generally low level with exotic or indigenous species. Very few canopy trees.

- Sealed roads with kerb and channel. No footpaths along Beach Road and Attunga Drive. Concrete footpaths provided in Surf View Estate.
- Services above ground and clearly visible along streets in older areas, underground in new subdivisions.
- Land drops moderately to steeply to the east and south, affording ocean and valley views from many properties.

#### ***Threats to character***

- Construction of dwellings or units that are inconsistent with the preferred neighbourhood character in terms of scale, design and siting.
- Lack of meaningful vegetation (trees, shrubs) that assists in establishing the preferred coastal landscape character.
- High solid front fences.
- Dominant car parking structures and hard surface areas.

#### ***Future development and preferred character***

The area will continue to develop towards the west for conventional housing with further subdivision of land.

Preferred character attributes include:

- Adequate permeable surfaces and space around dwellings to facilitate the planting of vegetation, with emphasis on indigenous species.
- Innovative contemporary housing that is consistent with Torquay’s coastal character.
- Garages set back behind the dwelling frontage.
- Buildings set back from side boundaries.
- Development that integrates well with the street frontage (i.e. no solid high front fences).
- Enhanced street tree planting using indigenous species.
- Maintenance of a low scale building height.

### **Sub-precinct 3.3 – Great Ocean Views**

#### ***Precinct description***

The Great Ocean Views estate is bordered by Duffield Road to the west, Great Ocean Road to the south and Spring Creek to the north and east. The precinct is highly visible from the Great Ocean Road and from public open space areas along Spring Creek due to the elevated nature of the land and the lack of tree canopy. The area is characterised by a high coverage of development with limited vegetation cover.





## Precinct map



### Key characteristics

- Lots sizes range from 300sqm to 800sqm. There are very few vacant lots within the early stages, however later stages of subdivision contain vacant lots.
- Large suburban and contemporary housing constructed from the 1990's to the present.
- Minimal vegetation cover, gardens are generally low level with exotic or indigenous species. Very few canopy trees.
- Land slopes to the north, east and southeast towards Spring Creek, with views from most properties toward the ocean and/or Spring Creek.
- Mix of single and two storey development.
- Mix of conventional and contemporary building materials, with a high proportion of masonry.
- Mix of building colours and roof forms.
- Minimum front and side building setbacks with many boundary walls.
- High site coverage (buildings and sealed surfaces), with minimal permeable surfaces.
- Car parking is highly visible from the street, with double garages often forward of the dwelling façade.
- Generally no front fences. Side and rear paling fences.
- Sealed roads with kerb and channel and concrete footpaths. Underground infrastructure.

### Threats to character

- Construction of dwellings or units that are inconsistent with the preferred neighbourhood character in terms of scale, design and siting.
- Lack of meaningful vegetation (trees, shrubs) that assists in softening development within the streetscape and broader landscape.
- Dominant car parking structures and hard surface areas.

### ***Future development and preferred character***

The estate is almost fully developed and is expected to undergo limited change due to the recent nature of development and the prohibition of multi-dwelling developments. Larger parcels remain in the southeast and southwest corners which will be further subdivided for housing.

Preferred character attributes include:

- Enhanced vegetation cover with emphasis on indigenous species, in particular canopy trees.
- Innovative contemporary housing that is consistent with Torquay's coastal character.
- Garages set back behind the dwelling frontage.
- Development that integrates well with the street frontage (i.e. no solid high front fences).
- Maintenance of a low scale building height.

### **Sub-precinct 3.4 – Deep Creek / Briody Drive**

#### ***Precinct description***

The Deep Creek / Briody Drive area is bordered by Grossmans Road to the south, Messmate Road to the west, Deep Creek to the north and Surf Coast Highway to the east. Development for conventional housing commenced in the eastern part of the precinct around 2007 following re-subdivision of former Low Density Residential zoned land. Development of lots that are part of the Deep Creek Estate is subject to the *Deep Creek Design Guidelines* which are administered by the developer of the estate. The guidelines include standards for setbacks, building height, site coverage, building design, garages, fencing and landscaping in order to encourage development with a coastal character. The western part of the precinct consists of large low density residential lots.

#### ***Precinct map***



#### ***Key characteristics***

##### ***Briody Drive East***

- Lots sizes range from 400sqm to 700sqm, with some larger parcels of around 1ha remaining of the original low density subdivision.
- Modest contemporary housing constructed from 2008 onwards.
- Predominantly single detached dwellings with a mix of single and two storey development.
- Multi-dwelling development is limited to a small number of designated unit sites.
- Landscaped gardens with generally low level native and indigenous species. Very few canopy trees.

- Land slopes to the north and north-east towards Deep Creek, with distant ocean views from some properties.
- Mix of conventional and contemporary building materials, including brick, weatherboard, panel cladding, Colorbond. Mix of building colours and roof forms.
- Front setbacks of 4 - 5m. Limited boundary walls.
- Garages set back behind the dwelling façade.
- Generally no front fences. Side and rear paling fences. Open style fencing along creek reserve.
- Sealed roads with kerb and channel. Limited footpaths (Briody Drive and Illawong Drive only).
- Underground infrastructure.



#### *Briody Drive West*

- Low density residential lots ranging in size from 0.4ha up to 4ha.
- Mix of single and double storey dwellings, well setback from property boundaries.
- Predominantly exotic and non-indigenous native vegetation, including planted windrows on property boundaries, with some remnant vegetation along Deep Creek.
- Open style fencing, mainly post and wire or post and rail.
- Briody Drive is unsealed with grassed verges and open channel. A concrete footpath is provided on the north side.



#### **Threats to character**

- Construction of dwellings or units that are inconsistent with the preferred neighbourhood character in terms of scale, design and siting.
- Lack of meaningful vegetation (trees, shrubs) that assists in softening development within the streetscape.

#### **Future development and preferred character**

The area will continue to develop towards the west for conventional housing with further rezoning and subdivision of remaining LDRZ land.

Preferred character attributes include:

- Adequate permeable surfaces and space around dwellings to facilitate the planting of vegetation, with emphasis on indigenous species.
- Innovative contemporary housing that is consistent with Torquay's coastal character.
- Garages set back behind the dwelling frontage.

- Buildings set back from side boundaries.
- Development that integrates well with the street frontage (i.e. no solid high front fences).
- Enhanced street tree planting using indigenous species.
- Maintenance of a low scale building height.
- New subdivisions to include well vegetated public land, including linear parks that provide vegetated corridors.



## 2.4 Precinct 4 – JAN JUC

This precinct comprises the residential areas of the township of Jan Juc.



### Sub-precinct 4.1 – Central Jan Juc

#### ***Precinct description***

This precinct comprises the majority of Jan Juc's residential areas. The area is characterised by relatively low scale development that is nestled amongst established vegetation. Due to the undulating land, most of the residential area is visible from the Great Ocean Road and from other public viewing points throughout Jan Juc. The character of the precinct is made up of a mixture of architectural styles in single and two storey scale, from modest weatherboard and fibro cement clad holiday homes from the 1950's and 60's to later grander single and double storey houses.





## Precinct map



### Key characteristics

- Lot sizes range from 300sqm to 800sqm with a very limited number of lots less than 300sqm.
- There is a mix of original beach houses and contemporary buildings with a limited number of modern suburban style houses.
- Tree-lined streets with a medium cover of vegetation across much of the precinct.
- There are small stands and individual trees of Bellarine Yellow Gum and Manna Gum with large areas of non-indigenous natives and exotics. Understorey mostly modified with some remnant understorey in Sunset Strip.
- Front setbacks range from 5 to 10 metres and are generally vegetated.
- Side and rear boundaries are generous and incorporate vegetation for screening between buildings.
- Buildings are a mix of single and two storey, with partially elevated and split level construction due to slope.
- Building materials are generally traditional light-weight materials (weatherboard and fibro sheeting) with use of contemporary materials in more recent development. Mix of external colours.
- Mix of front fence treatments, but greater proportion of open style treatments combined with vegetation (i.e. no fencing or low and open fencing). Paling fences along side and rear boundaries
- The land is undulating throughout the precinct which has resulted in low to moderate levels of cut and fill incorporated into developments.
- Most properties have limited views of the creek environs or coast, however there is inadequate slope to provide views for all properties.

- Services are above ground and clearly visible along streets.
- The roads are sealed with kerb & channel and footpaths are generally lacking or informal.
- A mix of grid street layout and curvilinear / cul-de-sac pattern.

#### ***Threats to character***

- Battle-axe or 'backyard' subdivisions and townhouse developments.
- Construction of dwellings or units that are inconsistent with the preferred neighbourhood character in terms of scale, design and siting.
- Removal of native vegetation.
- High solid front fences.

#### ***Future development and preferred character***

The area is likely to undergo incremental change as a result of unit developments and replacement of older housing stock by larger new dwellings. An area within 400m walking distance of the Jan Juc neighbourhood activity centre is earmarked for urban consolidation.

Preferred character attributes include:

- Retention and enhancement of the vegetation cover, with emphasis on indigenous canopy trees.
- Front setbacks that are consistent with the prevailing setbacks in a street and provide for retention and planting of canopy trees.
- Side and rear setbacks that provide for planting between buildings.
- Low building and hard surface site coverage to facilitate enhanced vegetation cover.
- Innovative contemporary housing that is consistent with the informal coastal character of Jan Juc.
- Access and vehicle parking areas that are recessive and well integrated with the development.
- Development that integrates well with the street (i.e. no high front fences).
- Maintenance of the low scale building height that is generally within the canopy of the vegetation.

### **Sub-precinct 4.2 – Jan Juc North-West**

#### ***Precinct description***

This area comprises the newer subdivisions around Strathmore Drive, including Marner Close, Seaview Rise, Royston Lane, Harkin Close, Seahaven Place and Camrose Court. Dwellings are generally two-storey and of a bolder contemporary style, featuring a mix of materials, roof forms and colours. Most dwellings are oriented to the southeast to capture ocean views. Vegetation cover is low. Medium density development is limited, with many lots having single dwelling covenants. Within the newly developing subdivisions, visually dominant, larger scale built forms are the norm both for single dwellings and for relatively recent multi-dwelling developments.

## Precinct map



### Key characteristics

- Lots sizes range from 300sqm to 800sqm, with lots up to 3,000-5,000sqm at Seahaven Place and Camrose Court.
- Large suburban and contemporary housing constructed from the 1990's to the present.
- Minimal vegetation cover, gardens are generally low level with exotic or indigenous species. Very few canopy trees.
- Land slopes to the southeast, with views from most properties towards the ocean.
- Predominantly two storey development.
- Mix of conventional and contemporary building materials. Mix of building colours and roof forms.
- Minimum front and side building setbacks with many boundary walls.
- Moderate site coverage (buildings and sealed surfaces).
- Car parking is highly visible from the street, with double garages often forward of the dwelling façade.
- Generally no front fences. Side and rear paling fences.
- Sealed roads with kerb and channel and concrete footpaths. Underground infrastructure.

### Threats to character

- Construction of dwellings or units that are inconsistent with the preferred neighbourhood character in terms scale, design and siting.
- Lack of meaningful vegetation (trees, shrubs) that assists in softening development within the streetscape and broader landscape.
- Dominant car parking structures and hard surface areas.
- High solid front fences.



### ***Future development and preferred character***

The area will continue to develop for predominantly single dwellings. The north-west corner of the precinct above the 50m AHD contour, which is currently zoned LDRZ, is proposed to be rezoned to R1Z to facilitate further residential development within the settlement boundary.

Preferred character attributes include:

- Adequate permeable surfaces and space around dwellings to facilitate the planting of vegetation, with emphasis on indigenous species.
- Innovative contemporary housing that is consistent with Jan Juc's coastal character.
- Garages set back behind the dwelling frontage.
- Buildings set back from side boundaries.
- Development that integrates well with the street frontage (i.e. no solid high front fences).
- Enhanced street tree planting using indigenous species.
- Maintenance of a low scale building height.

### **Sub-precinct 4.3 – Jan Juc Coastal Boulevard and Foreshore Environs**

#### ***Precinct description***

This precinct comprises residential land opposite and adjacent the coastal reserve. Properties along Ocean Boulevard are characterised by large multi-storey dwellings designed to maximise ocean views. These properties have a low level of vegetation cover and minimum building setbacks from front and side boundaries. The precinct is highly visible from the cliff tops.

#### ***Precinct map***





### ***Key characteristics***

- Lot sizes range from 300sqm to 800sqm with a very limited number of lots less than 300sqm.
- Multi-storey modern and contemporary beach houses, designed to maximise views.
- Low vegetation cover and mostly non-indigenous and exotic species.
- Minimum front setbacks of approximately 6 metres or less with little vegetation cover within the setback areas.
- Minimal side and rear boundaries with some boundary wall construction.
- Building materials are a mix of traditional and contemporary materials with a mix of colours.
- Mix of front fence treatments, but greater proportion of open style treatments (i.e. no fencing or low and open fencing). Paling fences on side and rear boundaries.
- The sloping land has resulted in low to moderate levels of cut and fill incorporated into development.
- Significant views of the coastline and over Jan Juc to the north.
- Services above ground and clearly visible along streets.
- The roads are sealed with kerb & channel and footpaths are informal.
- Buildings are generally two storey in height, and prominent from the street and distant viewing points due to their location on top of a ridge.

### ***Threats to character***

- Battle-axe or 'back yard' subdivisions and townhouse developments.
- Construction of dwellings or units that are inconsistent with the preferred neighbourhood character in terms of scale, design and siting.
- Removal of native vegetation.
- High solid front fences.

### ***Future development and preferred character***

The area is likely to undergo incremental change as a result of unit developments and replacement of older housing stock by larger new dwellings. An area within 400m walking distance of the Jan Juc neighbourhood activity centre is earmarked for urban consolidation.

Preferred character attributes include:

- Retention and enhancement of the vegetation, with emphasis on indigenous species and establishment of vegetation within the front setback areas to improve the interface with the adjoining cliffs.
- Low building and hard surface site coverage to facilitate enhanced vegetation cover.
- Front setbacks that are consistent with the prevailing setbacks in a street and provide for retention and planting of screening trees.
- Side and rear setbacks that provide for planting between buildings.
- Innovative contemporary housing that is consistent with Jan Juc's coastal character.
- Access and vehicle parking areas that are understated and well integrated with the development.
- Development that integrates well with the street (i.e. no high front fences).
- Maintenance of a low scale building height, with the avoidance of three storey dwellings which attempt to capture ocean views.

## 2.5 Precinct 5 – LOW DENSITY RESIDENTIAL AREAS

The low density residential areas, zoned LDRZ, can be found on the northern and western fringes of the township. They form a transition and buffer between the conventional residential areas and the rural landscape surrounding the township. The most notable features of these areas are the large lot sizes (minimum of 4000sqm), low density built form, single dwellings with detached outbuildings (sheds, garages), and large setbacks. There is a mix of rural and bush properties, with some areas containing a dense cover of remnant vegetation, whereas others have a more open rural appearance.

### Sub-precinct 5.1 – Torquay Heights

#### *Precinct description*

The Torquay Heights low density residential estate is situated north of South Beach Road. It is bisected by the northern ridgeline which roughly runs from west to east. Allotments are generally in the order of 2.5 hectares and are characterised by single dwellings set amongst a moderate cover of mature vegetation.



#### *Precinct map*



#### *Key characteristics*

- Lot sizes ranging from just under 1ha up to 2.5ha.
- Flat to lightly undulating topography.
- Tree canopy, mostly planted. Windbreaks and boundary plantings consisting mostly of exotic trees (Cypress, pine) and non-indigenous natives (eucalypts, melaleuca).
- Single dwellings and detached outbuildings. Some tennis courts and swimming pools.



- Large boundary setbacks.
- Mostly traditional housing style – brick, hipped iron and tiled roofs.
- Mix of single and two-storey housing.
- Long, gravel driveways.
- Rural style fencing (post and wire).
- Grid street layout, sealed roads, no kerb and channel, no footpaths, above ground infrastructure.

**Threats to character**

- Increasing densities through resubdivision.
- Construction of dwellings and outbuildings that are highly visible from the street due to scale, design and siting.
- Removal of native vegetation and use of non-indigenous vegetation.

**Future development and preferred character**

A recent change to the minimum lot size in this precinct from 2ha to 0.7ha will see an increase in two-lot subdivisions.

Preferred character attributes include:

- Retain the low density, vegetated character of the precinct.
- Dwellings well setback from property boundaries.

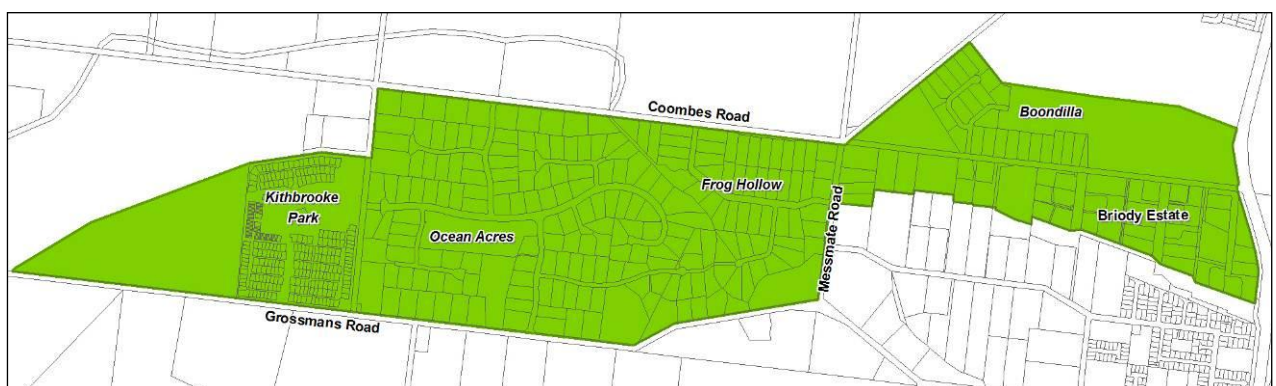
**Sub-precinct 5.2 – Coombes Road / Grossmans Road**

**Precinct description**

This precinct comprises the low density residential areas to the north-west of Torquay, including new estates at Ocean Acres and Frog Hollow. The precinct is bounded by Grossmans Road to the south, Coombes and Messmate Roads to the north, Ghazeepore Road and the ridgeline to the west and the Surf Coast Highway to the east. The precinct is characterised by low density development set amongst mature vegetation, including patches of remnant native vegetation, linear roadside and creek side vegetation and planted windrows on property boundaries with non-indigenous vegetation.



**Precinct map**





### ***Key characteristics***

- Lot sizes ranging from 0.4ha to 3ha.
- Large single dwellings and detached outbuildings. Some tennis courts and swimming pools.
- Mix of single and two storey housing.
- Mix of rural and contemporary coastal design with a variety of buildings materials, colours and roof forms.
- Rural style fencing (post and wire).
- Driveways are predominantly unsealed and informal.
- Mix of remnant and planted vegetation. Significant remnant vegetation is scattered along Coombes Road on private land and within the road reserve.
- Roads are mostly bitumen with no formal drainage infrastructure. Some pathways provided throughout Ocean Acres and Frog Hollow.

### ***Threats to character***

- Increasing densities through resubdivision.
- Construction of dwellings and outbuildings that are inconsistent with the preferred coastal or rural character and are highly visible from the street due to scale, design and siting.
- Removal of native vegetation and use of non-indigenous vegetation.

### ***Future development and preferred character***

The precinct has capacity for further subdivision and development, in particular:

- Potential rezoning and subdivision of the western most parcel of land (460 Grossmans Road) into low density lots.
- Further development of Kithbrooke Park retirement village.
- Subdivision of larger lots within Briody Estate and along Grossmans Road.
- Further subdivision stages at Boondilla Estate.

Areas where lots have been subdivided down to the minimum lot size will undergo limited change. This is particularly the case in Ocean Acres and Frog Hollow, where remaining vacant lots will be exhausted and development will be limited to single dwellings and associated outbuildings.

Preferred character attributes include:

- Retain the low density, vegetated character of the precinct.
- Retention and enhancement of the indigenous vegetation cover.
- Maintaining large boundary setbacks to limit the visibility of buildings within the streetscape.
- Building heights retained below the established tree canopy.
- Buildings finished in natural materials and subdued, natural and earthy tones to assist in visually blending with the landscape.
- Innovative contemporary housing that is consistent with the coastal character of Torquay.
- Discouraging fencing other than rural style post and wire. Vegetation and open style fencing used to define boundaries and provide screening and privacy for dwellings.
- Discouraging the construction of paved driveways.

### **Sub-precinct 5.3 - Jan Juc West / Bells Boulevard**

#### ***Precinct description***

This precinct comprises the low density residential land to the west of Jan Juc and extends from the Great Ocean Road in the north to Bones Road in the south. The most important characteristic of this precinct is the dominant landscape setting of rolling hills together with remnant indigenous vegetation. Housing is set within the landscape and sometimes not visible from the road, particularly along Bells Boulevard. Development in the southern part of the precinct tends to be visible from the foreshore

reserves as properties are more exposed due to the topography of the land and a lower vegetation cover. Development in the northern part of the precinct is visible from the Great Ocean Road.

### **Precinct map**



### **Key characteristics**

- Lot sizes ranging from around 0.4ha in the Strathmore Drive and Castaway Crescent areas to 2ha along Bells Boulevard.
- Vegetation dominates the streetscapes and buildings are only partially visible from beyond property boundaries, if at all.
- The vegetation includes populations of Messmate Woodland and Ironbark Woodland (Bells Boulevard region), and Bellarine Yellow Gum Woodland (Sunset Strip and south of Strathmore Drive).
- Buildings are generally single storey and retained below the tree canopy.
- Buildings are finished in natural colours that blend with the surrounding environment.
- Boundary fencing is limited to post and wire.
- Buildings have large setbacks from all boundaries and are surrounded by vegetation.
- Some properties enjoy coastal views, while others enjoy views over Jan Juc and the vegetated hinterland.
- Roads are sealed, but driveways are predominantly unsealed and informal.
- The land is undulating.
- Infrastructure services are above ground and visible along the roads.

### ***Threats to character***

- Increased densities through resubdivision.
- Construction of dwellings and outbuildings that are inconsistent with the preferred neighbourhood character and highly visible from streets due to scale, design and siting.
- Buildings that protrude above the tree canopy and are visible from beyond the site.
- Removal of native vegetation and use of non-native vegetation.
- Construction of fencing other than rural style post and wire.
- Removal of vegetation for the construction of recreational structures such as tennis courts and swimming pools.

### ***Future development and preferred character***

Some areas within the precinct have been identified as having potential for increased densities. These are:

- Strathmore Drive East – The area bounded by Great Ocean Road, Bells Boulevard, Strathmore Drive and the upper tributary of Jan Juc Creek.
- Bells Boulevard East – The area bounded by Bells Boulevard, Sunset Strip and the upper tributary of Jan Juc Creek, subject to a detailed analysis of the physical conditions of the area and any impacts on environmental values and landscape character amongst other matters.

The southern and western parts of the precinct are considered unsuitable for more intense development due to landscape and/or environmental values.

Preferred character attributes include:

- Retaining the low density, vegetated character of the precinct.
- Retaining and enhancing the existing indigenous vegetation cover.
- Maintaining large boundary setbacks to limit the visibility of buildings within the streetscape.
- Ensuring buildings are sited and designed to minimise intrusion into the landscape vistas.
- Building heights retained below the established tree canopy.
- Buildings finished in natural materials and subdued, natural and earthy tones to assist in visually blending with the landscape.
- Innovative contemporary housing that is consistent with the coastal character of Jan Juc.
- Discouraging fencing other than rural style post and wire. Vegetation and open style fencing used to define boundaries and provide screening and privacy for dwellings.
- Discouraging the construction of paved driveways.
- Discouraging the removal of vegetation for the construction of recreational structures such as tennis courts and swimming pools.

## 3. Neighbourhood Character Precinct Guidelines

### 3.1 Purpose

The Neighbourhood Character Precinct Guidelines have been prepared to give effect to the NCS. They encourage development that evokes a coastal style and contributes to Torquay-Jan Juc's low rise coastal character as described in the NCS.

The overarching objectives of the Guidelines are to:

- Manage the projected level of growth and associated change so that valued aspects of the character of Torquay-Jan Juc are protected and enhanced.
- Encourage development that respects and contributes to the preferred coastal character and reflects the distinctive qualities of Torquay-Jan Juc.
- Recognise the need for increased housing densities and diversity in urban consolidation areas while achieving the preferred future character of the area.
- Ensure that medium density developments are designed and landscaped to make a positive contribution to the local area.
- Encourage innovative contemporary built form that reflects and enhances the coastal setting through design, details and finishes.
- Strengthen the coastal landscape character of Torquay-Jan Juc through the retention and planting of indigenous vegetation, including canopy trees.
- Provide greater certainty for the community and the development industry as to the preferred future character of different areas of Torquay-Jan Juc, including appropriate design responses to assist in achieving the preferred character.

The precinct approach recognises the differential capacity of the various residential areas across Torquay-Jan Juc to accommodate housing change and new growth. Opportunities for a variety of quality medium and higher density housing types are promoted in the urban consolidation areas, which are within convenient walking distance of activity centres, to increase housing diversity. Such development is to reflect the existing character and contribute positively to the evolving character. Incremental change in the form of new single dwellings, dwelling extensions and limited dispersed medium density housing (dual occupancy and townhouse developments) is promoted in the general residential and bush residential areas. The lot sizes, development patterns and predominant single dwelling character are less conducive to infill development and increased densities than in the urban consolidation areas. New residential development in these areas should contribute positively to the preferred neighbourhood character.

### 3.2 How to use the guidelines

The guidelines provide direction for the design of new dwellings (including medium density housing) and dwelling extensions on residentially zoned land where a planning or building permit is required, to ensure that proposals assist in achieving the preferred neighbourhood character for the area.

For each of the identified precincts across the townships, the guidelines include a description of the existing character, a statement of the preferred future character and a set of design objectives, design responses and avoid statements, detailing what needs to be achieved to ensure buildings respect and contribute to the preferred neighbourhood character of the precincts.



*Existing character* is a summary of the elements of the Precinct that make it different or distinctive from other precincts or areas. It includes a list of key elements of the existing neighbourhood character, covering aspects such as vegetation density and type, era and style of development, setbacks, front fence style and notable public domain treatments such as street trees and kerb materials.

*Preferred Future Character* is a statement describing the desired appearance of the Precinct in the future. It lists the key components in achieving that preferred future.

The *Design Guidelines* are presented as a table of Design Objectives, Design Responses and Avoid Statements for each listed Character Element.

*Character Elements* include relevant aspects of the neighbourhood character such as vegetation, siting, height and form and front boundary treatment.

*Design Objectives* state the intention and desired outcome for that character element.

*Design Responses* are the preferred method to satisfy the relevant character element objective(s). Other methods of achieving the relevant objective may be demonstrated to the Council's satisfaction.

*Avoid Statements* specify inappropriate design responses.

### 3.3 The guidelines

#### Housing Precinct 1 – Urban Consolidation

Urban consolidation areas are located close to activity centres (800m within a major activity centre and 400m within a neighbourhood activity centre) and have been identified as suitable to undergo a relatively high level of change, including a higher proportion of well-designed medium and higher density development to provide greater housing choice in response to a growing and changing population and to make efficient use of existing infrastructure and services.

##### Sub-precinct 1.1 – Old Torquay South

###### ***Precinct Description***

The area of Old Torquay is bordered by Beach Road to the north, Surf Coast Highway to the west, Bell Street and the Torquay Foreshore to the south and The Esplanade to the east. The precinct constitutes the 'heart' of Old Torquay and is characterised by a traditional grid layout with quarter acre lots. It provides a glimpse of the original street layout and building stock, and offers a distinctive landscape quality that has evolved over the years afforded by the tree canopy. The existing (traditional) character is exemplary for the preferred character for Torquay-Jan Juc as a whole.

Old Torquay was originally developed from the late 19<sup>th</sup> century onwards with growth taking off after the Second World War due to the town's popularity as a holiday and fishing destination. Development consisted largely of small scale single storey detached houses of weatherboard and fibre cement sheet construction on large allotments. The area has undergone substantial change in recent years. The existing character now includes a wide range of housing types, including relatively high proportions of medium density housing compared to other parts of the township. In the area between Beach Road and Anderson Street in particular, there has been considerable infill development comprising one and two storey detached and semi-detached forms of medium density housing, comprising 2, 3 or 4 units on a block.



### **Key Existing Characteristics**

- Lot sizes around 1,000sqm, decreasing to less than 300sqm where medium density development has occurred.
- Architectural styles are mixed, consisting of fibro and weatherboard beach shacks, Interwar and Postwar development, 1960s-1970s brick veneer units and more contemporary recent development.
- Roof forms vary and include gable, hipped and skillion styles.
- Large front setbacks ranging from 5 to 10 metres, with the setback areas comprising established trees or open gardens.
- Buildings are generally set back from side and rear boundaries with vegetation providing partial screening between buildings, with the exception of new development.
- Buildings are predominantly single storey, with a greater occurrence of two storeys within new developments.
- Detached garages and carports sited to the side or rear of dwellings.
- Building materials are generally traditional light-weight materials (weatherboard and fibro sheeting) or brick veneer, with tile or iron roofs. A contemporary range of materials and roof forms is used in recent development. Mix of external colours.
- Mix of front fence treatments, but greater proportion of open style treatments (i.e. low or partially permeable high fences). Paling fences on side and rear boundaries.
- Land slopes gradually to the east with inadequate slope for properties to share views.
- Services are above ground and clearly visible along streets.
- There are a limited number of footpaths. Paths are usually concrete. Some streets have on-road cycle lanes.

- Sealed roads with kerb and channel.
- The streets are open and spacious due to the wide grassy nature strips (5-6m) and street trees and generous front setbacks.

### **Threats to character**

- Erosion of the valued coastal character by the construction of multi-dwelling developments that are inappropriate in style or scale with bulky forms, limited setbacks, high building and hard surface site coverage and limited space for the retention or planting of vegetation (in particular canopy trees).
- Removal of remnant indigenous (including Moonah and Bellarine Yellow Gum) and other canopy trees.
- Loss of classic beach shacks and heritage buildings.

### **Preferred Character Statement and Future Development**

Old Torquay is an area designated for urban consolidation and will continue to undergo substantial change driven by medium and higher density development. It is important that this development displays a low-rise coastal character, respects the amenity of adjoining properties and provides for housing diversity.

Appropriately articulated building elevations and well-proportioned front setbacks are provided to allow for substantial landscaping to soften the built form when viewed from the street and to reinforce the vegetated landscape character throughout the precinct.

The diverse dwelling styles are set within well-vegetated streetscapes dominated by native and exotic canopy trees within the public and private domains. The dwellings have large front setbacks that provide space for the retention or planting of vegetation, including large trees and shrubs. New buildings interpret the elements of older style dwellings that contribute to the neighbourhood character of the area in an innovative and contemporary manner that complements rather than replicates these dwelling styles, are well-articulated and use simple detailing and a combination of materials. Garages are set back behind the building line or to the rear of dwellings so as not to dominate the streetscape or building façade. Low or open style front fences are usually provided, in order to retain the openness of the front garden to the street. Buildings along The Esplanade fronting the foreshore reflect their setting and provide a visually attractive built form interface with the foreshore reserve.

### **Design Guidelines**

<b>Design Objective</b>	<b>Design Response</b>	<b>Avoid</b>
To maintain and enhance the vegetated coastal character of the area.	Retain semi-mature and mature canopy trees and provide for the planting of new trees and shrubs wherever possible, in particular canopy trees with spreading crowns in front setback areas.  Ensure buildings do not protrude above the prevailing tree canopy.  Prepare a landscape plan to accompany all applications that includes substantial trees and shrubs within front setback and private open space areas, with an emphasis on the use of indigenous species.	<i>Lack of landscaping and substantial vegetation.</i>  <i>Removal of large native trees.</i>  <i>Substantial use of exotic species.</i>  <i>Planting of environmental weeds.</i>
To encourage the retention of dwellings that contribute to the valued character of the Precinct in the design of development proposals.	Attempt to retain wherever possible intact and good condition dwellings that contribute to the valued character of the Precinct in designing new development.  Alterations and extensions should retain the front of these dwellings.	<i>Demolition of dwellings that contribute to the valued character of the Precinct.</i>
To ensure adequate	Set buildings back consistent with the	<i>Front setbacks that are insufficient to</i>



<p>unencumbered space is provided in front of buildings for the retention and planting of trees.</p>	<p>prevailing front setbacks in the street to provide a vegetated garden setting.</p> <p>Minimise impermeable surfaces within front setback areas to maximise opportunities for the planting of canopy trees and large shrubs.</p> <p>Ensure adequate private open space is provided in medium density developments that is appropriately landscaped.</p>	<p><i>accommodate trees and large shrubs.</i></p> <p><i>Large areas of impervious surfaces in the front setback area.</i></p> <p><i>Developments with excessive site coverage.</i></p>
<p>To minimise the dominance of car parking structures, driveways and crossovers.</p>	<p>Locate garages and carports behind the front wall of the dwelling.</p> <p>Provide only one vehicle crossover for each dwelling fronting the street.</p> <p>Minimise the width of driveways to single width only at the front property boundary.</p> <p>Ensure driveways are set back from the side boundary a minimum of 0.5 metre to allow for a landscape strip capable of supporting a variety of shrubs and small trees.</p>	<p><i>Car parking structures that dominate the façade or view of the dwelling.</i></p> <p><i>Double garages forward of the dwelling façade.</i></p> <p><i>Facades that merely consist of garages and entries.</i></p> <p><i>Driveways hard against the side boundary, fence line or walls.</i></p> <p><i>Wide crossovers.</i></p> <p><i>Large areas of hard surface.</i></p> <p><i>Removal of street trees.</i></p>
<p>To ensure new development contributes positively to the preferred building scale, forms and height in the area.</p>	<p>Articulate the form of buildings and elevations, particularly front facades.</p> <p>Use simple lines and detailing.</p> <p>Use low pitched roof forms, with eaves.</p> <p>Use decks, verandahs and pergolas to break up building bulk and provide architectural interest.</p> <p>Restrict building height to 2-storeys (7.5 metres), or 3 storeys where appropriate.</p> <p>Design side-by-side developments to have a visual interconnection with the street rather than presenting merely as garages and dwelling entries only.</p> <p>Use staggered front building lines.</p> <p>Apply a variation in size, design, colours and materials to provide diversity within a development.</p>	<p><i>Buildings exceeding a 2-storey height.</i></p> <p><i>Large, bulky buildings with flat, poorly articulated wall surfaces.</i></p> <p><i>High pitched and complicated roof forms.</i></p> <p><i>Lack of eaves, decks, verandahs and pergolas.</i></p> <p><i>Facades that merely consist of garages and entries.</i></p> <p><i>Monotonous and repetitious housing developments.</i></p>
<p>To encourage buildings that evoke a coastal style of architecture, through the use of innovative contemporary architectural responses.</p>	<p>Adopt a design reflective of older style beach houses or a more contemporary coastal design.</p> <p>Apply roof forms that reflect old beach houses.</p> <p>Use unique and innovative architectural design.</p>	<p><i>Period reproduction styles and detailing.</i></p> <p><i>Building styles that are not reflective of the local area (e.g. suburban and urban looking houses, Queenslanders).</i></p>
<p>To encourage the use of building materials and finishes that have a lightweight appearance, complement the coastal setting and where appropriate reflect the natural environment.</p>	<p>Use a mix of contemporary and traditional coastal materials, textures and finishes including render, timber, metal sheeting, glazing, stone and brick.</p> <p>Use colours that are subtle, neutral, subdued, natural, muted and unobtrusive and/or that are reflective of the colours of the surrounding natural or built environment.</p>	<p><i>Heavy design detailing (e.g. masonry columns and piers).</i></p> <p><i>Blank, smooth, uninterrupted walls.</i></p> <p><i>Bold, bright and dark colours.</i></p> <p><i>Reflective roof materials and colours.</i></p>
<p>To reinforce the open streetscape character.</p>	<p>Provide no or low, open style front fences.</p> <p>Where high front fences are proposed, ensure the fence is set back to allow for</p>	<p><i>High, solid fences.</i></p> <p><i>Private open space within front</i></p>

	planting in front and/or is at least 50 per cent transparent to allow filtered views into the garden.	<i>setback areas.</i>
	Consider the use of vegetation as an alternative to high fences where privacy is required.	
To ensure subdivision design is responsive to the environmental and visual characteristics of the streetscape and neighbourhood.	<p>Ensure lots created for side-by-side development are wide enough to accommodate car parking facilities, dwelling entries and an active façade.</p> <p>Ensure lots created for second dwellings are of a sufficient size, dimensions and orientation to accommodate a dwelling that achieves all neighbourhood character objectives of this table.</p> <p>Ensure driveways to rear lots are sited and designed to create visual interest (e.g. curvilinear) and provide adequate opportunity for landscaping.</p>	<p><i>Gun barrel effect of battle-axe driveways.</i></p> <p><i>Dividing fences on internal boundaries along the driveway.</i></p>

## Housing Precinct 2 – General Residential (older established areas)

This housing precinct includes the established areas of Old Torquay north of Beach Road, Church Estate and Wombah Park/Golden Beach Estate. The areas have a Garden Court character consisting substantially of single and double storey detached houses in a garden setting. Throughout these areas there has been a reasonable level of new infill development, but this has largely been restricted to one and two storey detached dwellings and multi-dwelling developments.

The future character of these areas will evolve over time to contain a greater proportion of well-designed and site responsive medium density infill development at a lower intensity than in urban consolidation areas. Residential development will essentially comprise dwellings of up to two storeys. Appropriately articulated building elevations and well-proportioned setbacks are provided at the front, side and rear of buildings to allow for substantial landscaping to soften the built form when viewed from the street and from adjoining properties, and to maintain and enhance the landscaped character throughout the areas.

### Sub-precinct 2.1 – Old Torquay North & Church Estate

#### ***Precinct Description***

This sub-precinct includes the areas of Old Torquay north of Beach Road and Church Estate west of the Surf Coast Highway. The areas are characterised by a mix of older style single and double storey dwellings set within established gardens with native and exotic vegetation.

The area of Old Torquay North comprises lots of around 585-800sqm, developed with detached single storey dwellings and some two storey dwellings. The dwellings consist of a mixture of building styles, including older typically coastal style dwellings of varied lightweight materials and suburban style dwellings constructed of brick with terracotta tiled roofs. The area contains a mixture of vegetation ranging from exotic shrubs and trees to mature native vegetation with canopy. Medium density developments are limited north of Darian Road and more prevalent along Beach Road, Cowrie Road, Central Avenue, Fischer Street and Darian Road.

The Church Estate was developed in the 1970-80's and is characterised by single dwellings, featuring a mix of older coastal beach houses and suburban brick veneer dwellings with tiled roofs, interspersed by some more contemporary developments. The land drops steeply towards Spring Creek and contains a moderate cover of native and exotic vegetation. Medium density development is limited.



### **Key Existing Characteristics**

- Lot sizes range from 600sqm to 800sqm.
- Architectural styles are mixed, consisting of fibro and weatherboard beach shacks, post 1960s housing and more contemporary recent development.
- Roof forms vary and include gable, hipped and skillion styles.
- Large front setbacks ranging from 5 to 10 metres, with the setback areas comprising established trees or open gardens.
- Buildings are generally set back from side and rear boundaries with vegetation providing partial screening between buildings, with the exception of new development.
- Relatively modest building and hard surfaces site coverage.
- Buildings are predominantly single storey, with a greater occurrence of two storeys within new developments.
- Detached garages and carports sited to the side or rear of dwellings.
- Building materials are generally traditional light-weight materials (weatherboard and fibro sheeting) or brick veneer, with tile or iron roofs. A contemporary range of materials and roof forms is used in recent development. Mix of external colours.
- Mix of front fence treatments, but greater proportion of open style treatments (i.e. low or partially permeable high fences). Paling fences on side and rear boundaries.
- Sealed roads with kerb and channel; no footpaths. Services above ground and clearly visible along streets.
- The streets are open and spacious due to the wide grassy nature strips and street trees and generous front setbacks.



### Threats to Character

- Construction of replacement dwellings or multi-dwelling developments that are inappropriate in style or scale, with bulky forms, limited setbacks, high building and hard surface site coverage and limited space for the retention or planting of vegetation (in particular canopy trees).
- Removal of mature vegetation.

### Preferred Character Statement and Future Development

The area is expected to undergo incremental change through infill development in the form of second dwellings, dual occupancies and townhouse developments, as well as replacement of existing old dwellings by new larger houses.

The wide variety of dwelling styles sits within established gardens that contain substantial vegetation, including trees and shrubs. Old Torquay North retains some dwellings from the Inter and post war era, along with new contemporary development. Despite the varying site sizes and configurations, spaciousness of the area is retained through the relatively consistent front building setbacks and reasonable side setbacks. A low profile building height ensures that dwellings do not dominate or overwhelm the streetscape. New buildings blend with the existing by respecting the older building styles and scales without replicating them. Well-articulated façades, simple detailing and roof forms, and a variety of materials and colours provide visual interest. Front setbacks allow planting of substantial trees and shrubs that screen development and side setbacks on both sides maintain a sense of spaciousness in the area. Trees are a mixture of exotic and natives, with an increasing frequency of traditional coastal and indigenous species, strengthening the visual connection of the area with the coast. Carports and garages are sited behind the line of the dwelling. The lack of front fences or the use of low, open style fences creates open streetscapes and allows views into gardens.

### Design Guidelines

Design Objective	Design Response	Avoid
To maintain and enhance the vegetated garden setting of dwellings.	Buildings should be sited to allow space for the retention or planting of trees and shrubs within front setback areas.  Retain existing large trees and other substantial vegetation.  Provide for the planting of canopy trees and large shrubs, with an emphasis on the use of locally indigenous species.	<i>Lack of landscaping and substantial vegetation.</i>  <i>Predominant use of exotic species.</i>  <i>Removal of large trees and established native vegetation.</i>  <i>Planting of environmental weeds.</i>  <i>Minimal front setbacks.</i>
To maintain the rhythm of spacious visual separation between buildings and ensure adequate space is provided around buildings for the retention and planting of vegetation.	Buildings should be sufficiently set back from side and rear boundaries to create the appearance of space between buildings and to provide space for the retention or planting of significant trees and shrubs.  Minimise impervious surfaces around dwellings.	<i>Boundary walls and minimal side and rear setbacks.</i>  <i>Lack of vegetation alongside dwellings.</i>
To minimise the dominance of car parking structures, driveways and crossovers.	Locate garages and carports behind the line of the dwelling.  Provide only one single width vehicular crossover for each dwelling fronting the street.  Minimise paving in front garden areas including driveways and crossovers.  Ensure driveways are set back from the side boundary a minimum of 0.5 metre to allow for a landscape strip capable of supporting a variety of shrubs and small trees.	<i>Garages/carports forward of the dwelling façade.</i>  <i>Car parking structures that dominate the façade or view of the dwelling.</i>  <i>Double width crossovers.</i>  <i>Large areas of hard surface within the front setback area.</i>  <i>Lack of landscaping along driveways.</i>

<p>To minimise site disturbance and the visual impact of buildings on the streetscape and landscape.</p>	<p>Limit building height to no more than 2 storeys (7.5 metres).</p> <p>Design upper levels to appear visually recessive.</p> <p>Design buildings to follow the contours of the site on sloping sites.</p> <p>Minimise the use of retaining walls and battering of slopes.</p> <p>Design new buildings and extensions so as not to exceed the predominant tree canopy height.</p>	<p><i>Large, bulky dwellings that dominate the streetscape or landscape.</i></p>
<p>To encourage contemporary architectural responses to surrounding dominant building forms, reflecting Torquay's coastal character.</p>	<p>Adopt, adapt or re-interpret existing building forms (e.g. façade proportions and articulation, roof forms and plan forms) without copying period design details.</p> <p>Use techniques such as articulated building forms, recessed portions and projecting elements, and horizontal and vertical articulation to wall surfaces.</p> <p>Incorporate low pitched roof forms with eaves.</p>	<p><i>Typical suburban and period reproduction styles and detailing.</i></p> <p><i>Lack of eaves.</i></p> <p><i>Parapet walls.</i></p> <p><i>High pitched and complex roof forms.</i></p>
<p>To encourage the use of a variety of building materials, finishes and design detailing that provides visual interest in the streetscape and complements the coastal setting.</p>	<p>Use a mix of contemporary and traditional coastal materials, textures and finishes, including render, timber, non-masonry sheeting, glazing, stone and brick.</p> <p>Include elements that lighten the building form such as eaves, pergolas, balconies, verandahs, non-reflective glazing and open or light-transparent balustrading.</p>	<p><i>Exclusive use of one material on external wall surfaces.</i></p> <p><i>Large, bulky buildings with poorly articulated front and side wall surfaces.</i></p> <p><i>Heavy materials and design detailing (e.g. large masonry columns and piers).</i></p> <p><i>Typical suburban looking materials (e.g. brick veneer, terracotta tiles).</i></p>
<p>To ensure that medium density developments are designed and landscaped to make a positive contribution to the local area.</p>	<p>Design side-by-side developments to have a visual interconnection with the street rather than presenting merely as garages and dwelling entries only.</p> <p>Use staggered front building lines.</p> <p>Apply a variation in size, design, colours and materials to provide diversity.</p>	<p><i>Facades that merely consist of garages and entries.</i></p> <p><i>Monotonous and repetitious housing developments.</i></p>
<p>To ensure subdivision design is responsive to the environmental and visual characteristics of the streetscape and neighbourhood.</p>	<p>Ensure lots created for side-by-side development are wide enough to accommodate car parking facilities, dwelling entries and an active façade.</p> <p>Ensure lots created for second dwellings are of a sufficient size, dimensions and orientation to accommodate a dwelling that achieves all neighbourhood character objectives of this table.</p> <p>Ensure driveways to rear lots are sited and designed to create visual interest (e.g. curvilinear) and provide adequate opportunity for landscaping.</p>	<p><i>Gun barrel effect of battle-axe driveways.</i></p> <p><i>Dividing fences on internal boundaries along the driveway.</i></p>
<p>To maintain the openness of the streetscape and views to front gardens.</p>	<p>Provide open style front fences.</p>	<p><i>High, solid fences.</i></p>

## Sub-precinct 2.2 – Wombah Park/Golden Beach Way

### ***Precinct Description***

This sub-precinct includes the established residential subdivisions of Wombah Park and Golden Beach Way. The estates were developed from the 1980's onwards and are predominantly developed for single detached housing. Medium density development is generally dispersed, but more prevalent in Koomeela Drive, Fischer Street, Pomora Avenue, Loch Ard Drive and along The Esplanade. There is a variety of building styles, reflecting the different construction periods in the subdivisions. Development is a mix of single and double storey, has a moderate to high building and hard surface site coverage, shallow street and side boundary setbacks, a predominance of double garages forming part of a dwelling's frontage and external decks a common feature. Dwelling styles are generally of contemporary design constructed of a mixture of materials and skillion and/or flat roofs (particularly west of Fischer Street), or suburban style dwellings constructed of brick veneer with terracotta roof tiles (particularly east of Fischer Street). There is limited indigenous vegetation, with most gardens comprising a mix of exotic and non-indigenous native species in formal gardens of no conservation significance.



### ***Key Existing Characteristics***

- Lot sizes range from 300sqm to 800sqm with a small number of lots in excess of 1000sqm.
- A curvilinear and cul-de-sac street pattern.
- Houses built since the 1980's – a mix of architectural styles. Predominantly conventional suburban architecture with some innovative contemporary beach styles in more recent development.
- Limited views available toward the coast from some properties, however there is inadequate slope to enable views from all properties.
- Land gradually slopes to the east, with steeper slopes to the west adjacent to the creek.
- Mix of single and two storey development.
- Predominantly conventional building materials with some contemporary finishes used in more recent development. Mix of building colours.
- Small front and side building setbacks with many boundary walls. Development on The Esplanade in particular comprises multi-dwelling developments constructed across the width of the site.
- Relatively high building and hard surfaces site coverage.
- Car parking, particularly garages, highly visible from the street.
- Mix of front fence treatments, generally either open or low in height. Side and rear paling fences.
- Sealed roads with kerb and channel and concrete footpaths. Underground infrastructure.



### Threats to Character

- Construction of replacement dwellings or multi-dwelling developments that are inappropriate in style or scale, with bulky forms, limited setbacks, high building and hard surface site coverage and limited space for the retention or planting of vegetation (in particular canopy trees).
- 'Battle-axe' or 'backyard' and corner lot subdivisions where there is an existing dwelling.
- Removal of mature vegetation.

### Preferred Character Statement and Future Development

The area is expected to undergo incremental change through exhaustion of remaining vacant lots and through dispersed medium density infill development in the form of second dwellings, dual occupancies and townhouse developments.

The wide variety of dwelling styles sits within established gardens that contain substantial vegetation, including trees and shrubs. Despite the varying site sizes and configurations, the spaciousness of the area is retained through the relatively consistent front building setbacks, and side setbacks from at least one side boundary. A low profile building height ensures that dwellings do not dominate or overwhelm the streetscape. Well-articulated façades, simple detailing and roof forms, and a variety of materials and colours provide visual interest. Trees are a mixture of exotic and natives, with an increasing frequency of traditional coastal and indigenous species, strengthening the visual connection of the area with the coast. Carports and garages are sited behind the line of the dwelling. The lack of front fences or the use of low, open style fences creates open streetscapes and allows views into gardens.

### Design Guidelines

Design Objective	Design Response	Avoid
To maintain and enhance the native garden setting of dwellings.	Buildings should be sited to allow space for the retention or planting of trees and shrubs within front setback areas.  Retain existing large trees and other substantial vegetation.  Provide for the planting of canopy trees and large shrubs, with an emphasis on the use of locally indigenous species.	<i>Lack of landscaping and substantial vegetation.</i>  <i>Predominant use of exotic species.</i>  <i>Removal of large trees and established native vegetation.</i>  <i>Planting of environmental weeds.</i>  <i>Minimal front setbacks.</i>
To maintain the rhythm of spacious visual separation between buildings and ensure adequate space is provided around buildings for the retention and planting of vegetation.	Buildings should be sufficiently set back from side and rear boundaries to create the appearance of space between buildings and to provide space for the retention or planting of significant trees and shrubs.  Minimise impervious surfaces around dwellings.	<i>Boundary walls and minimal side and rear setbacks.</i>  <i>Lack of vegetation alongside dwellings.</i>
To minimise the dominance of car parking structures, driveways and crossovers.	Locate garages and carports behind the line of the dwelling.  Provide only one single width vehicular crossover for each dwelling fronting the street.  Minimise paving in front garden areas including driveways and crossovers.  Ensure driveways are set back from the side boundary a minimum of 0.5 metre to allow for a landscape strip capable of supporting a variety of shrubs and small trees.	<i>Garages/carports forward of the dwelling façade.</i>  <i>Car parking structures that dominate the façade or view of the dwelling.</i>  <i>Double width crossovers.</i>  <i>Large areas of hard surface within the front setback area.</i>  <i>Lack of landscaping along driveways.</i>
To ensure that buildings and extensions do not dominate the streetscape.	Limit building height to no more than 2 storeys (7.5 metres).  Design upper levels to appear visually	<i>Large, bulky dwellings that dominate the streetscape.</i>

recessive.

To encourage contemporary architectural design that reflects Torquay's coastal character.	Adopt, adapt or re-interpret existing building forms (e.g. façade proportions and articulation, roof forms and plan forms) without copying period design details.  Use techniques such as articulated building forms, recessed portions and projecting elements, and horizontal and vertical articulation to wall surfaces.  Incorporate low pitched roof forms with eaves.	<i>Typical suburban and period reproduction styles and detailing.</i>  <i>Lack of eaves.</i>  <i>Parapet walls.</i>  <i>High pitched and complex roof forms.</i>
To encourage the use of a variety of building materials, finishes and design detailing that provides visual interest in the streetscape and complements the coastal setting.	Use a mix of contemporary and traditional coastal materials, textures and finishes, including render, timber, non-masonry sheeting, glazing, stone and brick.  Include elements that lighten the building form such as eaves, pergolas, balconies, verandahs, non-reflective glazing and open or light-transparent balustrading.	<i>Exclusive use of one material on external wall surfaces.</i>  <i>Large, bulky buildings with poorly articulated front and side wall surfaces.</i>  <i>Heavy materials and design detailing (e.g. large masonry columns and piers).</i>  <i>Typical suburban looking materials (e.g. brick veneer, terracotta tiles).</i>
To ensure that medium density developments are designed and landscaped to make a positive contribution to the local area.	Design side-by-side developments to have a visual interconnection with the street rather than presenting merely as garages and dwelling entries only.  Use staggered front building lines.  Apply a variation in size, design, colours and materials to provide diversity.	<i>Facades that merely consist of garages and entries.</i>  <i>Monotonous and repetitious housing developments.</i>
To ensure subdivision design is responsive to the environmental and visual characteristics of the streetscape and neighbourhood.	Ensure lots created for side-by-side development are wide enough to accommodate car parking facilities, dwelling entries and an active façade.  Ensure lots created for second dwellings are of a sufficient size, dimensions and orientation to accommodate a dwelling that achieves all neighbourhood character objectives of this table.  Ensure driveways to rear lots are sited and designed to create visual interest (e.g. curvilinear) and provide adequate opportunity for landscaping.	<i>Gun barrel effect of battle-axe driveways.</i>  <i>Dividing fences on internal boundaries along the driveway.</i>
To maintain the openness of the streetscape and views to front gardens.	Provide open style front fences.	<i>High, solid fences.</i>

### **Housing Precinct 3 – General Residential (newer subdivisions)**

This housing precinct includes the more recently developed residential estates located a greater distance from main activity centres. They display a gradual transition in age from the 1990's through to present time, as residential subdivision expanded outward from the central area of town. The broad character is defined by detached dwellings predominantly of single and double storey scale, with the inclusion of occasional multi-dwelling developments.

#### ***Precinct Description***

This precinct includes the newer residential subdivisions of The Quay, South Beach, Deep Creek, Surf View and Great Ocean Views Estates. The subdivisions were developed from the late 1990's and 2000's

onwards and are characterised by detached single and double storey dwellings, featuring a mix of contemporary and suburban style housing. There is limited indigenous vegetation, with most gardens comprising a mix of exotic and non-indigenous native species in formal landscaped gardens.

The Quay and Deep Creek Estate are the more recent developed estates in Torquay. They are characterised by detached single and double storey dwellings of a generally contemporary style, featuring a mix of custom designed houses and volume builder products. Both estates are governed by developer driven design guidelines which are aimed at establishing a coastal character and include standards for setbacks, building height, site coverage, building design, car parking and access, fencing and landscaping. This has created open streetscapes with no front fences, coastal landscaping and a consistent rhythm of front setbacks. Development of lots for more than one dwelling is prohibited, except for designated unit sites.



### **Key Existing Characteristics**

- Lot sizes range from 300sqm to 800sqm.
- Houses built since the 1990's – a mix of architectural styles. Predominantly conventional suburban architecture with more innovative contemporary and coastal styles in more recent development.
- Mix of single and two storey development.
- Mix of conventional (brick) and contemporary building materials, finishes and colours.
- Shallow front (4-6m) and side building setbacks with many boundary walls.
- Relatively high building and hard surfaces site coverage.



- Car parking, particularly garages, highly visible from the street with double garages often forward of the dwelling façade in South Beach Estate and Great Ocean Views Estate. Garages are generally set back behind the building line in The Quay and Deep Creek Estate.
- Contemporary landscaped gardens with a mix of exotic and coastal native species and surface materials such as gravel, stones/pebbles, granitic sand, mulch. Very few canopy trees.
- Mix of front fence treatments, generally either open or low in height. Side and rear paling fences.
- Sealed roads with kerb and channel and concrete footpaths. Underground infrastructure.

### **Threats to Character**

- Construction of dwellings that are inconsistent with the preferred neighbourhood character in terms of scale, design and siting.
- Lack of meaningful vegetation (trees, shrubs) that assists in establishing the preferred coastal landscape character.
- High solid front fences.
- Dominant car parking structures and hard surface areas.

### **Preferred Character Statement and Future Development**

Given the estates are virtually fully developed with more recent development or nearing completion, limited change in coming years is expected. The future character will evolve over time through the exhaustion of remaining vacant lots. They will contain a high proportion of single and double storey contemporary detached dwellings complementing existing development and a relatively limited number of well-designed and site responsive medium density developments. Techniques such as articulation and a variety of materials and finishes are used to provide visual interest. Sufficient space will be provided at the front of sites, and along side and rear boundaries to provide landscaping and canopy trees to generate a landscaped character throughout. The lack of front fences creates a sense of spaciousness in the streetscape. Avenues of street trees assist in unifying streetscapes.

### **Design Guidelines**

<b>Design Objective</b>	<b>Design Response</b>	<b>Avoid</b>
To enhance the garden setting of dwellings and provide space for front gardens.	Buildings should be sited to allow space for the planting of trees and shrubs within the front setback area.  Prepare a landscape plan to accompany all applications for new dwellings that includes trees and shrubs, with an emphasis on the use of locally indigenous species.  Adopt a consistent street tree planting theme.	<i>Lack of landscaping and substantial vegetation.</i>  <i>Substantial use of exotic species.</i>  <i>Minimal front setbacks.</i>  <i>Large areas of impervious surfaces particularly in the front setback area.</i>
To encourage contemporary architectural responses reflecting Torquay's coastal character.	Use techniques such as articulated roof forms visible from the street and extending beyond the walls, and horizontal and vertical articulation to wall surfaces in building design.	<i>Typical suburban and period reproduction styles and detailing.</i>
To use a variety of building materials and finishes that provide visual interest in the streetscape.	Incorporate a variety of building materials such as brick, render, timber and non-masonry into the building design.	<i>Exclusive use of one material on external wall surfaces.</i>
To ensure that buildings and extensions do not dominate the streetscape.	Limit building height to no more than 2 storeys (7.5 metres).  Design upper levels to appear visually recessive.	<i>Large, bulky dwellings that dominate the streetscape.</i>
To maintain the openness of the streetscape and views into	Provide open style front fences.	<i>High, solid fences.</i>

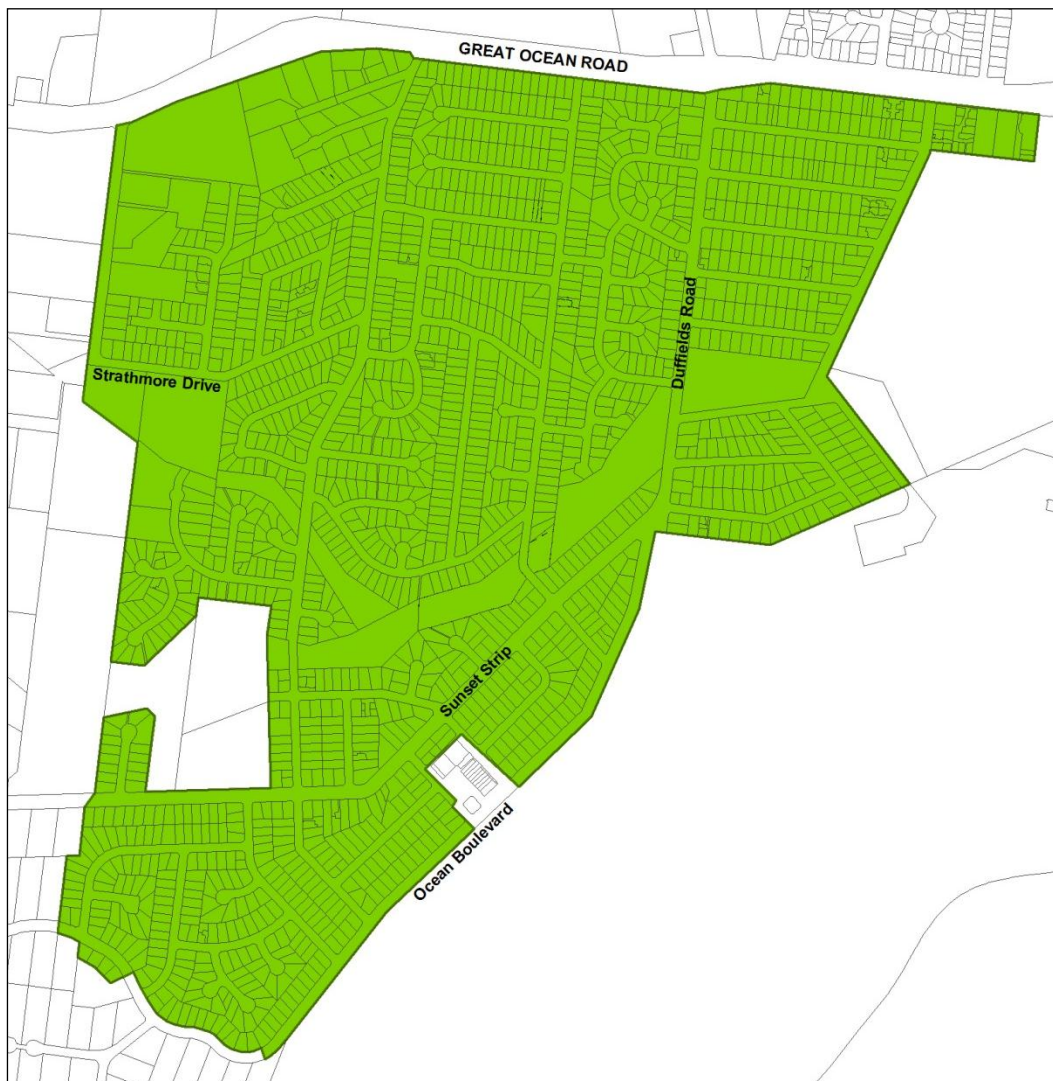
front gardens.

## Character Precinct 4 – Bush Residential

### Sub-precinct 4.1 – Jan Juc

#### ***Precinct Description***

This precinct comprises the residential areas of Jan Juc. The area is characterised by low scale development nestled amongst established vegetation. Due to the undulating land, most of the residential area is visible from the Great Ocean Road and from other public viewing points throughout Jan Juc. The character of the precinct is made up of a mixture of architectural styles in single and two storey scale, from modest weatherboard and fibro cement clad holiday homes from the 1950's and 60's to later grander single and double storey houses.



Dwellings in the newer subdivisions around Strathmore Drive, including Marner Close, Seaview Rise, Royston Lane, Harkin Close, Seahaven Place and Camrose Court are generally two-storey and of a bolder contemporary style, featuring a mix of materials, roof forms and colours. Most dwellings are oriented to the southeast to capture ocean views. Vegetation cover is low. Medium density development is limited, with many lots having single dwelling covenants.

Properties along Ocean Boulevard are characterised by large multi-storey dwellings designed to maximise ocean views. These properties have a low level of vegetation cover and minimum building setbacks from front and side boundaries.

### ***Key Existing Characteristics***

- Lot sizes range from 300sqm to 800sqm with a very limited number of lots less than 300sqm.
- There is a mix of original beach houses and contemporary buildings with a limited number of modern suburban style houses, with large contemporary housing constructed from the 1990's to the present in the north-western part of Jan Juc.
- Tree-lined streets with a medium cover of vegetation across much of the precinct.
- There are small stands and individual trees of Bellarine Yellow Gum and Manna Gum with large areas of non-indigenous natives and exotics. Understorey mostly modified with some remnant understorey in Sunset Strip.
- Front setbacks range from 5 to 10 metres and are generally vegetated.
- Side and rear boundaries are generous and incorporate vegetation for screening between buildings.
- In the newer subdivisions, front and side building setbacks are less generous, vegetation cover is minimal with generally low level exotic or indigenous species and very few canopy trees, and car parking is highly visible from the street, with double garages often forward of the dwelling façade.
- Buildings are a mix of single and two storey, with partially elevated and split level construction due to slope.
- Building materials are generally traditional light-weight materials (weatherboard and fibro sheeting) with use of contemporary materials in more recent development. Mix of external colours.
- Mix of front fence treatments, but greater proportion of open style treatments combined with vegetation (i.e. no fencing or low and open fencing). Paling fences along side and rear boundaries
- The land is undulating throughout the precinct which has resulted in low to moderate levels of cut and fill incorporated into developments.
- Most properties have limited views of the creek environs or coast.
- Services are above ground and clearly visible along streets.
- The roads are sealed with kerb & channel and footpaths are generally lacking or informal.
- A mix of grid street layout and curvilinear / cul-de-sac pattern.

### ***Threats to Character***

- Construction of replacement dwellings or multi-dwelling developments that are inappropriate in style or scale, with bulky forms, limited setbacks, high building and hard surface site coverage and limited space for the retention or planting of vegetation (in particular canopy trees).
- 'Battle-axe' or 'backyard' subdivisions where there is an existing dwelling.
- Removal of mature vegetation.
- High solid front fences.

### ***Preferred Character Statement and Future Development***

The area is likely to undergo moderate change as a result of unit developments and replacement of older housing stock by larger new dwellings. An area within 400m walking distance of the Jan Juc neighbourhood activity centre is earmarked for urban consolidation. The northwest corner of the precinct above the 50m AHD contour, which is currently zoned LDRZ, is proposed to be rezoned to R1Z to facilitate further residential development within the settlement boundary.

The bushy gardens surrounding the dwellings dominate the streetscapes. The mixed dwelling styles reflect the coastal setting through their design, details and finishes. Where the topography is hilly, the buildings are set within the landscape, and are sometimes sited to take advantage of ocean views without dominating the streetscape. Along Ocean Boulevard, development responds to its highly visible location on the edge of the coast by providing visually interesting forms and facades. Adequate space is provided around dwellings for the retention and planting of vegetation, in particular indigenous canopy

trees and large shrubs. Low or open style front fences are usually provided, in order to retain the openness of the front garden to the street.

### **Design Guidelines**

<b>Design Objective</b>	<b>Design Response</b>	<b>Avoid</b>
To maintain and enhance the native garden setting of dwellings and the tree canopy cover of the area.	Buildings should be sited to allow space for the retention or planting of trees and shrubs within front setback areas.  Retain existing large trees and other substantial vegetation.  Provide for the planting of canopy trees and large shrubs, with an emphasis on the use of locally indigenous species.	<i>Lack of landscaping and substantial vegetation.</i> <i>Predominant use of exotic species.</i> <i>Removal of large trees and established native vegetation.</i> <i>Planting of environmental weeds.</i> <i>Minimal front setbacks.</i>
To maintain the rhythm of spacious visual separation between buildings and ensure adequate space is provided around buildings for the retention and planting of vegetation.	Buildings should be sufficiently set back from side and rear boundaries to create the appearance of space between buildings and to provide space for the retention or planting of significant trees and shrubs.  Minimise impervious surfaces around dwellings.	<i>Boundary walls and minimal side and rear setbacks.</i> <i>Lack of vegetation alongside dwellings.</i>
To minimise the dominance of car parking structures, driveways and crossovers.	Locate garages and carports behind the line of the dwelling.  Provide only one single width vehicular crossover for each dwelling fronting the street.  Minimise paving in front garden areas including driveways and crossovers.  Provide landscape strips along driveways.	<i>Garages/carports forward of the dwelling façade.</i> <i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Double width crossovers.</i> <i>Large areas of hard surface within the front setback area.</i> <i>Lack of landscaping along driveways.</i>
To minimise site disturbance and the impact of buildings on the landscape and streetscape.	Design buildings to follow the contours of the land on sloping sites.  Minimise the use of retaining walls and battering of slopes.  Design new buildings and extensions so as not to exceed the predominant tree canopy height.  Limit building height to no more than 2 storeys (7.5 metres).  Design upper levels to appear visually recessive.	<i>Large, bulky dwellings that dominate the streetscape or landscape.</i> <i>Major excavation works and site levelling.</i> <i>Buildings that protrude above the tree canopy height.</i>
To encourage contemporary architectural design that reflects Jan Juc's relaxed coastal character.	Adopt, adapt or re-interpret existing building forms (e.g. façade proportions and articulation, roof forms and plan forms) without copying period design details.  Use techniques such as articulated building forms, recessed portions and projecting elements, and horizontal and vertical articulation to wall surfaces.  Incorporate low pitched roof forms with eaves.	<i>Typical suburban and period reproduction styles and detailing.</i> <i>Lack of eaves.</i> <i>Parapet walls.</i> <i>High pitched and complex roof forms.</i>
To encourage the use of a variety of building materials, finishes and design detailing that provides visual interest in	Use a mix of contemporary and traditional coastal materials, textures and finishes, including render, timber, non-masonry	<i>Exclusive use of one material on external wall surfaces.</i> <i>Large, bulky buildings with poorly</i>



the streetscape and complements the natural and coastal setting.	<p>sheeting, glazing, stone and brick.</p> <p>Include elements that create a lightweight appearance such as eaves, pergolas, balconies, verandahs, non-reflective glazing and open or light-transparent balustrading.</p> <p>Use natural or recessive colours to assist development to blend in with the natural environment.</p>	<p><i>articulated front and side wall surfaces.</i></p> <p><i>Typical suburban and heavy looking materials (e.g. brick veneer, terracotta tiles, large masonry columns and piers).</i></p> <p><i>Highly reflective colours and materials.</i></p>
To ensure that medium density developments are designed and landscaped to make a positive contribution to the local area.	<p>Design side-by-side developments to have a visual interconnection with the street rather than presenting merely as garages and dwelling entries only.</p> <p>Use staggered front building lines.</p> <p>Apply a variation in size, design, colours and materials to provide diversity.</p>	<p><i>Facades that merely consist of garages and entries.</i></p> <p><i>Monotonous and repetitious housing developments.</i></p>
To ensure subdivision design is responsive to the environmental and visual characteristics of the streetscape and neighbourhood.	<p>Ensure lots created for side-by-side development are wide enough to accommodate car parking facilities, dwelling entries and an active façade.</p> <p>Ensure lots created for second dwellings are of a sufficient size, dimensions and orientation to accommodate a dwelling that achieves all neighbourhood character objectives of this table.</p> <p>Ensure driveways to rear lots are sited and designed to create visual interest (e.g. curvilinear) and provide adequate opportunity for landscaping.</p>	<p><i>Gun barrel effect of battle-axe driveways.</i></p> <p><i>Dividing fences on internal boundaries along the driveway.</i></p>
To maintain the openness of the streetscape and views to front gardens.	<p>Provide open style front fences.</p> <p>Use vegetation as an alternative where possible to create privacy.</p>	<p><i>High, solid fences.</i></p>
To create a visually interesting and attractive built form interface with the foreshore reserve, on properties fronting Ocean Boulevard and visible from the reserve.	<p>Ensure dwellings present visually interesting elevations on all faces visible from the public domain.</p> <p>Use landscaping materials and coastal plants within the front setback that contribute to the coastal character and amenity of the foreshore environs.</p> <p>Provide articulated roof forms to create an interesting skyline when viewed from the foreshore reserve.</p> <p>Provide no or low, open style front fencing along Ocean Boulevard and on boundaries with the foreshore reserve.</p>	<p><i>Poorly articulated roof forms and facades visible from the public domain.</i></p> <p><i>High, solid front fencing on Ocean Boulevard and on boundaries with the foreshore reserve.</i></p>

## Housing Precinct 5 – Residential Growth

### ***Precinct Description***

This housing precinct includes zoned and identified future growth areas, including Torquay North and land to the northwest of Messmate Road. Development plans will guide the comprehensive development of the areas. The development plans for Torquay North aim to establish a coastal character and a range of densities, a network of public open space reserves, a neighbourhood activity centre and two government schools (primary and secondary).



### ***Key Existing Characteristics***

- Open farming land – character not established.

### ***Threats to Character***

- Construction of dwellings that are inconsistent with the preferred neighbourhood character in terms of scale, design and siting.
- Lack of meaningful vegetation (trees, shrubs) that assists in establishing the preferred coastal landscape character.
- High solid front fences.
- Dominant car parking structures and hard surface areas.

### ***Preferred Character Statement and Future Development***

The areas will provide a diversity of lot sizes ranging from conventional lots to medium and higher density lots surrounding activity centres and public open space, achieving an overall density of 15 dwellings per hectare.

The mix of single and double storey contemporary dwellings sits within landscaped gardens. The architecturally diverse dwelling styles reflect a coastal character through their design, details and finishes. Buildings have smaller setbacks from front and side boundaries than older established areas and use techniques such as articulation and a variety of materials, to provide visual interest to the streetscape. Garages are visually recessive and set back behind the dwelling frontage or accessed from a rear lane. The lack of front fences creates open streetscapes and allows views to the buildings and gardens. The planting of indigenous and other typical coastal vegetation around the dwellings creates a linkage to the coastal setting. Consistent street tree planting has assisted in unifying the appearance of the area.

## Design Guidelines

Design Objective	Design Response	Avoid
To establish a coastal garden setting.	Buildings should be sited to allow space for the planting of trees and shrubs within the front setback area.  Use plants and landscaping materials that contribute to the coastal character, with an emphasis on the use of locally indigenous species.  Adopt a consistent street tree planting theme.	<i>Lack of landscaping and substantial vegetation.</i>  <i>Predominant use of exotic species.</i>  <i>Planting of environmental weeds.</i>  <i>Minimal front setbacks.</i>
To encourage the spacing of buildings to allow for visual permeability of the built form and planting of vegetation.	Buildings should be sited to create space between buildings to allow for the planting of vegetation, including trees and shrubs.	<i>Boundary walls.</i>  <i>Minimal side and rear setbacks.</i>
To encourage contemporary architectural responses reflecting Torquay's coastal lifestyle.	Use techniques such as articulated roof forms visible from the street and extending beyond the walls, and horizontal and vertical articulation to wall surfaces in building design.	<i>Typical suburban and period reproduction styles and detailing.</i>
To use a variety of building materials and finishes that provide visual interest in the streetscape.	Incorporate a variety of contemporary building materials such as brick, render, timber and non-masonry into the building design.  Use a range of natural colours and finishes.	<i>Exclusive use of one material on external wall surfaces.</i>
To maintain the openness of the streetscape and views to front gardens.	No fencing forward of the dwelling façade.  Use bollards to delineate boundaries where required.	<i>High, solid fences.</i>

## **Appendix 1**

# **Data Collected from Physical Survey of Torquay-Jan Juc Residential Areas**

**Isis Planning & Surf Coast Shire, 2003  
(Updated by Surf Coast Shire, 2012)**



## Categories

### Street Character

- A = Vegetation dominates - buildings mostly screened
- B = Vegetation, but buildings visible
- C = Mixture of vegetation and bare nature strip
- D = Open nature strip and front yards

### Predominant Front Setback of Buildings

- A = More than 9m
- B = 6-9m
- C = 0-5m
- M = Varied setbacks

### Street construction

- A = Gravel
  - B = Bitumen with unsealed shoulders
  - C = All bitumen
- plus
- 1 = kerb & channel
  - a = on-street parking

### Footpaths

- A = No footpaths
  - B = one side of street only
  - C = both sides of street
- plus
- 1 = unsealed
  - 2 = sealed

### Services

- A = underground/disguised
- B = clearly visible from the street

### Building Height

- A = Single storey
- B = Two storey
- C = Two & three storey
- M = Mixture of heights

### Wall Materials

- A = Weatherboard/Fibro
- B = Modern forms of cladding eg Harditex, shadow clad, corrugated iron
- C = Blockwork/rendered brick
- D = Brick veneer walls
- M = Mixture of materials

### Roof Material

- A = Colourbond/zincalume
  - B = Tiles
  - M = Mixture of roof materials
- plus
- 1 = flat roof
  - 2 = pitched roof
  - 3 = mix of roof forms

### Building Colours

- A = Subdued
- B = Bright
- M = Mixture

### Views

- A = High
- B = Medium Low
- C = None

### Site treatment

- A = Little/no site cut/fill
- B = Moderate site cut/fill
- C = Excessive site cut/fill

### Extent of Vegetation Cover

- A = High
- B = Medium
- C = Low
- M = Varied

### Front Fences

- A = None
- B = Low
- C = High
- M = Varied

### Side Fences

- A = None
- B = Post and wire
- C = Paling
- M = Mixture

### Building Age

- A = Prior to 1970
- B = 1970-1990
- C = 1990-2000
- D = 2000-today
- M = Mixture of ages

### Building bulk

- A = Light and well integrated
- B = Moderately bulky
- C = Visually bulky
- M = Varied

### Carpports/garages

- A = Not visible
- B = Partially visible, well integrated
- C = Highly visible from the street

### Topography

- 1 = Minimal slope
- 2 = Moderate slope
- 3 = Steep slope

Precinct	Area / Street	Street Char.	Vegt Cover	Front Fence	Front Setback	Bldg Height	Bulk	Bldg Colour	Wall Mat.	Roof Mat.	Parking	Bldg Age	Street Const.	Footpaths	Services	Site treat.	Side Fence	Views	Topography	Other comments
1	Fischer Street (south of Deep Creek)	C	B	M	B-C	M	B	M	M	M3	B	M	C1a	B2	B	A	C	B-C	1	
1	Riverside Drive	C	B	A-B	B-C	A	A	M	A	A3	B	B-C	C1a	A	B	A	C	C	1	
1	Darian Road	C	B	M	B-C	M	B	M	M	M3	B	M	C1a	B2	B	A	C	B-C	1	
1	Cowrie Road	C	B	M	A-B	M	A	M	M	M3	B	M	C1a	A	B	A	C	B-C	1	
1	Central Avenue	C	B	M	A-B	M	A	M	M	M3	B	M	C1a	A	B	A	C	C	1	
1	Beach Road (east of Geelong Rd)	C	B	B	A-B	M	A	M	M	M3	B	M	C1a	A	B	A	C	?	1	
1	Puebla Street	C	B	M	A	M	A	M	M	M3	B	M	C1a	A	B	A	C	C	1	
1	Spring Street	B-C	B	M	A	M	A	M	M	M3	B	M	C1a	A	B	A	C	C	1	
1	Zeally Bay Road	C	B	M	M	M	A-B	M	M	M3	B	M	C1a	B2	B	A	C	C	1	
1	Bristol Road	C	B	M	M	M	A-B	M	M	M3	B	M	C1a	B2	B	A	C	C	1	
1	Boston Road	C-D	B	M	A-B	M	A-B	M	M	M3	B	M	C1a	A	B	A	C	C	1	
1	Anderson Street	B-C	B	M	A-B	M	A-B	M	M	M3	B	M	C1a	A						
1	Price Street	C-D	B	B	B	M	A	M	M	M3	B	A-B	C1a	A	B	?	C	C	1	
1	Park Lane	B	B	M	B	M	A	M	B-M	M3	B	A-C	C1a	A	B	A	C	B-C	1	
1	The Esplanade (south of Deep Creek)	D	C	B	B	M	M	M	B-M	M3	B-C	M	C1a	B2	B	A	C	A	1	
2	Golden Beach Way	D	C	M	C	M	B-C	M	M	M3	C	C	C1a	B2	A	A	C	B-C	1	
2	South Beach Estate	D	C	A	C	M	B	M	D	M2	C	C-D	C1a	B2	A	A	C	C	1	
2	Horseshoe Bend Road	D	C	M	C	M	B	M	D	M2	C	C-D	C1a	B2	A	A	C	B-C	1	
2	The Esplanade (north of Horseshoe Bend Rd)	D	C	M	C	B	C	M	B	A?	C	C-D	C1a	B2	A	A	C	A	1	
2	The Esplanade (b/w Horseshoe Bend Road and Deep Creek)	D	C	M	C	C	C	M	M	M3	C	C-D	C1a	B2	A	A	C	A	1	
2	Glaneuse Avenue	C	C	M	C	M	B	M	D	M3	C	C	C1a	A	A	A	C	C	1	
2	Loch Ard Drive	C	C	A-B	C	M	B	M	D	M3	C	C-D	C1a	C2	A	A	C	C	1	
2	Aquilla Avenue	C	C	A-B	C	M	B	M	D	M3	C	C	C1a	C2	A	A	C	C	1	
2	Fischer Street (north of Deep Creek)	C	C	M	B-C	M	B	M	M	M3	C	C-D	C1a	B2	A	A-B	C	B-C	1	
2	Highlander Street	D	C	M	B	B	B-C	M	B	M3	C	C-D	C1a	B2	A	B	C	B-C	1-2	
2	The Quay	D	C	A	B	M	B-C	M	M	A3	C	D	C1a	C2	A	A	C	B	1-2	

Precinct	Area / Street	Street Char.	Vegt Cover	Front Fence	Front Setback	Bldg Height	Bulk	Bldg Colour	Wall Mat.	Roof Mat.	Parking	Bldg Age	Street Const.	Footpaths	Services	Site treat.	Side Fence	Views	Topography	Other comments
3	Church Estate	B-C	M	M	B-C	M	A-B	M	M	M3	B	A-B	C1a	A	B	A-B	C	B-C	2	
3	Beach Road, Attunga Drive	D	C	M	B-C	M	B	M	M	M3	C	C	C1a	A	A	A	C	C	1	
3	Surf View Estate	D	C	A	B-C	M	B-C	M	M	M3	B	D	C1a	C1	A	B	C	A	2-3	Newly developing estate
3	Great Ocean Views	D	C	A	B-C	B	C	M	B-M	M3	C	C-D	C1a	C1	A	A-B	C	A-B	2	
3	Deep Creek Estate	C	C	A	C	M	B	M	M	A3	B	D	C1	A-B2	A	A-B	C	B	2	
4	Sunningdale Ave & Muirfield Ave	C	B-C	B	B	M	A	M	M	M3	B	M	C1	A	B	A-B	C	B-C	1 - 2	
4	Carnarvon Avenue	C-D	C	M	B-C	M	A-B	M	M	M3	B-C	M	C1a	A	B	A-B	C	A-B	1 - 2	
4	Troon Ave, Carnoustie Ave & Sandwich Ave	C-D	B-C	M	B-C	M	A-B	M	M	M3	B-C	M	C1a	A	B	A-B	C	B-C	1 - 2	
4	Duffields Road	D	C	M	B-C	B	B	M	M	M3	B-C	M	C1a		B	A-B	C	B-C	2	
4	Area north of Creek & west of Duffields Rd	C	B-C	M	B-C	M	A-B	M	M	M3	B-C	M	C1a	A	B	A-B	C	B-C	1 - 2	
4	Domain Road	D	C	B	B-C	M	A-B	M	B-M	M3	B-C	M	C1a	A	B	?	C	B-C	2	
4	Alexandra Ave	D	C	M	B-C	M	A-B	M	M	M3	B-C	M	C1a	A	B	?	C	B-C	2	
4	Watersun Rd, Sandhurst Cres, Regal Rd & Cantala Dve	C-D	C	B	B-C	M	A-B	M	M	M3	B-C	M	C1a	A	B	A-B	C	B-C	2	
4	Riviera Drive	C-D	C	B	B-C	M	A-B	M	B	M3	B-C	M	C1a	A	B	A-B	C	B-C	2	
4	Sunset Strip (east of Wattle Court)	B-C	B-C	M	B-C	M	B	M	M	M3	B	M	C1	A	B	B	C	C	2	Numerous high front fences
4	Seaview Rise, Marner Cl, Strathmore Dr, etc	D	C	A	B-C	B	C	M	M	M3	C	C-D	C1	B2	A	B	C	A-B	2	
4	Ocean Boulevard	C-D	C	M	B-C	B	C	M	B-M	M3	B-C	M	C1	A	B	A-B	C	A-B	2	
5	Torquay Heights	B	B	B	A	M	A-B	A	M	M3	A	B	B	A	B	A	B	C	1	Low density residential area
5	Grossmans Rd, Briody Dve, Coombes Rd	B	M	B	A	A	A-B	M	B-M	M3	B	B-C	B	A	B	A-B	B	B-C	1 - 2	Low density residential area
5	Broadbeach Road & Castaway Crescent	A	A-B	B	A	B	B	A	B-M	M3	A	B-C	C1	A	B	A-B	B	A-B	2	Low density residential development

Precinct	Area / Street	Street Char.	Vegt Cover	Front Fence	Front Setback	Bldg Height	Bulk	Bldg Colour	Wall Mat.	Roof Mat.	Parking	Bldg Age	Street Const.	Footpaths	Services	Site treat.	Side Fence	Views	Topography	Other comments
	5	Sunset Strip (west of Wattle Court)	A	A	B	A	M	A-B	A	M	M3	A	B-C	B	A	B	A-B	B	C	1 - 2
5	Bells Boulevard	A	A	B	A	M	A-B	A	B-M	M3	A	B-C	B	A	B	A-B	B	B-C	2	Low density residential development - houses barely visible



**Surf Coast Shire**  
1 Merrijig Drive, Torquay

**Phone:** (03) 5261 0600

**Email:** [info@surfcoast.vic.gov.au](mailto:info@surfcoast.vic.gov.au)

**Web:** [www.surfcoast.vic.gov.au](http://www.surfcoast.vic.gov.au)