

TORQUAY TOWN CENTRE PROJECT



This Urban Design Framework (UDF) was adopted by Surf Coast Shire Council on 12 December 2017. The Council adopted the UDF subject to changes as listed below.

Council Resolution

MOVED Cr Rose Hodge, Seconded Cr Martin Duke

That Council:

1. Adopt the Torquay Town Centre Urban Design Framework subject to the following changes:
 - 1.1. A mandatory maximum building height of 10.5 metres (three storeys) in locations specified in the Urban Design Framework, but with modified setbacks and excluding the Anderson Road precinct.
 - 1.2. Exclude any policy support for the introduction of a Discount Department Store into the Torquay Town Centre but include built form guidelines to protect the visual amenity of the centre should an application be received.
 - 1.3. Consider rezoning land along The Esplanade from the existing commercial area to Anderson Street to the Special Use Zone (rather than the Commercial 1 Zone).
 - 1.4. Investigate further the option to rezone land in Bristol Road (north side) and fronting Pearl Street, between Boston Road and Anderson Street (east and west side) to facilitate medium density housing and small business office space including a review of whether the same built form controls proposed for Bristol Road should also apply in Pearl Street.
 - 1.5. Review setbacks proposed for private development as part of a future planning scheme amendment to provide for a 5 metre setback fronting Zeally Bay Road (opposite Taylor Park) and The Esplanade, and to ensure any proposed fourth storey does not overshadow the public realm.
 - 1.6. Prepare built form design guidelines that include sustainability measures for the Torquay Town Centre and implement as part of a future planning scheme amendment.
 - 1.7. Abandon the proposal for a town plaza in Cliff Street and consider instead the creation of a pocket park on the east side, with car parking to remain on the west side and through access from Gilbert Street to Bristol Road.
 - 1.8. Consider further investigation into the merits of parking management schemes in areas of peak demand in Surf Coast Shire.
 - 1.9. Third party notification and appeal rights to remain intact as per zone and overlay provisions.
 - 1.10. Review the boundary of the precinct where “entertainment uses are to be discouraged”.
 - 1.11. Do not prioritise Pear Street as a key north south corridor beyond Boston Road to the south.
 - 1.12. Do not include the location of potential future laneways on any maps to go into the Surf Coast Planning Scheme.
 - 1.13. Do not close off access to the IGA car park until wholesale redevelopment of the site is considered.
 - 1.14. Do not support provision of a dedicated staff member to oversee maintenance of the town centre.
2. Adopt the Torquay Town Centre Parking and Access Strategy 2016-21, noting that a number of the recommendations have been superseded by the Urban Design Framework, and consider any subsequent changes required to the Parking Overlay and other controls as part of the planning scheme amendment preparation.

CARRIED 8:0



Review boundary of precinct where "entertainment uses are to be discouraged"

Possible pocket park - east side
Car parking - west side

Provide for 5m front setback

Investigate potential as small business office & medium density residential precinct

Expand commercial area through rezoning to Special Use Zone Schedule 5 'Torquay Tourism Development Precincts'

LEGEND

- 2 storey (7.5m)
- 3 storey (10.5m)
- 3 storey (9m)
- Consider 3 storey (9m)

