Table of Contents

1.0 Introduction

2.0 Design Guidelines Intent and Scope

3.0 Design Philosophy

3.1 Boston Road Residential Preserve

3.2 Sun Coast Site Guide

4.0 Site Layout

4.1 Orientation and Address

4.2 Site Coverage

4.3 Site Sections

4.4 Open Space

5.0 Building Design

5.1 Allowable Heights

5.2 Detailed Building Envelope

5.3 Roof Design

5.4 Design Repetition

6.0 Amenities

6.1 Overlooking and Visual Privacy

6.2 Acoustic Privacy

6.3 Overheating Open Space

7.0 Streetscapes

7.1 Street Character

7.2 Street Addresses

7.3 Corridors Altitudes

7.4 Right of Way Access

7.5 Garages and Carports

7.6 Letterboxes and Mailboxes

7.7 Perching
8.4 Encouraged and Discouraged Colours
8.4 Colour Scheme
8.3 Roof Materials
8.2 Windows
8.1 Wall Materials
8.0 Building Materials

Contents
The following Dwelling Design Guidelines have been prepared to act as a reference for the design and siting.

The applicant, requiring Planning Permission to Planning Permission for Residential Development, needs to be guided by the guidelines set out in the Design and Access Statement. These guidelines are intended to assist the applicant in designing an appropriate and sustainable development.
The proposed retail development to the north complements the character of Torquay and acts as a transition between the existing residential provision and contributes to the Boston Road streetscape.

The purpose of the Beacon Road Residential Precinct Design Guidelines is to ensure that the land is developed in a way consistent with contemporary coastal urban living and in a manner that positively articulates the vision for the area.

The Guidelines apply to all residential developments which have been approved pursuant to Planning Reform.
are not permitted. Contemporary, elegant and layered responses in the architectural are provided.
Preston In particular, elements such as glass,steel,sliding, louvres or panel style cladding in housing forms
The Surf Coast Style Guide has been used as a reference document in developing the broad concepts for the

3.2 Surf Coast Style Guide

that preserves a general unity within diversity, philosophy.

Diversity of materials, colour, height and setback is to be encouraged but within a set of limiting guidelines

The philosophy of the site layout is to provide a continuous alignment of adjoining and alignment that is in line along

the coastal boundary and

opportunities that encourage other

that meets the aspirations of modern domestic living and also celebrates the released character and

The design philosophy for the is the principles to provide contemporary casual living in a compact and long

3.1 Boston Road Residential Precinct
To ensure adequate setback from non-Boston Road frontage.

To minimize any effects of continuous signs, multilevel wall panels fronting Boston Road.

To create an attractive streetscape and provide visual interest along the Boston Road Townhouse Project.

**Objective:**

4.3 Setbacks

<table>
<thead>
<tr>
<th>% Calculation</th>
<th>Calculation Area</th>
</tr>
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<tbody>
<tr>
<td>80%</td>
<td>Location area</td>
</tr>
<tr>
<td>163.4 ft²</td>
<td>Total ground level building area</td>
</tr>
<tr>
<td>130.7 ft²</td>
<td>Garage / courtyard area</td>
</tr>
<tr>
<td>40 ft²</td>
<td>Ground floor area</td>
</tr>
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**Building Area**

The maximum building area allows for each unit at 80%. A sample maximum building calculation would be as follows:

**Requirement:**

To minimize building areas within a 20% limit.

To ensure building areas are related within individual environments.

**Objective:**

4.2 The Coverage

**Dwellings:**

- All front doors should be located to the right of the view.
- Dwellings facing the right of way may have access doors next to front porch.

**Requirement:**

- All dwellings on corner elevations or end elevations will be oriented such that front door addresses the street (ie. Boston Road).

**Objective:**

4.1 Orientation and Address

4.0 Site Layout
Requirements:

Accommodation:
- To encourage the development of predominantly north-facing outdoor areas or courtyards within individual dwellings
- To encourage a range of permeable surfaces within the landscaped areas of individual dwellings
- To provide additional open space for the amenity of a dwelling

Objective:

Open Space

Site Layout
To ensure roof levels do not limit the opportunity for views

Precedent:

5.3 Root Design

Repetition of period yoke detailing and corn is not permitted in the contemporary coastal character.

Extension.

The strong use of screening, gazing and terracing on each composition and external elements is

Requirement:

Suitable Character.

To encourage Tommousse designs that achieve a contemporary coastal rather than a metropolitan or

Objective:

6.2 Detailed Building Envelope

The storey dwelling shall not exceed 7.5 metres in overall height above natural ground level (excluding.

Plan of Equipment)

The storey dwelling shall not exceed 9 metres in overall height above natural ground level (excluding

c. is not visible from the street level to the property in front of Eton Road.

d. does not occupy more than 3 storeys in area (with the exception of solar panels); and

e. appropriately screened.

The decked height limit for an individual element is either a ridge line, parapet line of other

Decks/terraces must not exceed the height limit prescribed for an individual element.

Requirement:

Residential

To ensure there is a consistent maximum of three storey height dwellings in the Boston Road

Objective:

5.1 Allowable Heights
5.0 Building Design

5.4 Design Repetition

- Complex roof forms with multiple hips and valleys are not permitted.

- Simple curved roof forms are acceptable.

- Industrialized steel frame character creates a degree of uniformity across the dwellings.

- External roof areas are required to control sun and create shadow on all ground-level external spaces.

- Garden roof forms are acceptable.

- Simple roof forms such as skillion roofs are encouraged.

- Requirements:

  - To ensure an appropriate balance between repetition and variety of dwelling designs and facade treatments.
  
  - Achieved along the streetscape.

- Objective:

  - Consequent alterations to the same design and facade treatment will be permitted to a maximum of four.
6.0 Amenities

6.1 Overlooking and Visual Privacy

- To minimize erosion into neighboring floors and preserve existing open space

6.2 Acoustic Privacy

- To provide residents from external noise and minimize noise intrusion

6.3 Overlooking Open Space

- To ensure buildings do not excessively overhang existing second-floor open space

Requirements:

- Windows of multi-level dwellings will be used to assess compliance with these objectives.
- As a guide, the provisions of clauses 5.4 or 6.5 of the Victoria Planning Provisions (VPP) as they relate to
- Requirements:
  - Windows of multi-level dwellings
  - To ensure buildings do not excessively overhang existing second-floor open space

Objectives:

- Overlooking

6.4 Amenity

- To ensure buildings do not overhang existing second-floor open space

Requirements:

- Acoustic screens should be provided around plant and equipment and exclude vacuum machines or similar
- Ax condensing equipment or gas-fired heating units should not be located adjacent to neighboring living

Objectives:

- Noise levels produced by residents must comply with the Environmental Protection (Residential Noise)
7.0 Streetscape Character

7.1 Streetscape Character

7.2 Street Address

All designs must be in harmony with the character of the streetscape.

Requirements:

- To contribute to a sense of community within the wider Boston Road streetscape
- To contribute to a streetscape that is consistent with the philosophy of the Boston Road Residences
- To maintain visual interest and maximize the streetscape
- To ensure that design elements address both street frontages
- To ensure that design elements are in harmony with the streetscape

Objectives:

7.3 Corner Allocations

Ensure that corner properties are consistent with the structure of the streetscape.

Requirements:

- To maintain visual interest and maximize the streetscape
- To ensure that design elements address both street frontages

Objectives:

7.4 Right of Way Access

Ensure visual interest and harmony of the streetscape

Requirements:

- To ensure that design elements address both street frontages

Objectives:

7.5 Garages and Carparks

Ensure visual interest and harmony of the streetscape

Requirements:

- To ensure that design elements address both street frontages

Objectives:

7.6 Requirements

- To ensure that design elements address both street frontages

Objectives:

7.7 Garages and Carparks

Vehicle access to garages and carparks along the Right of Way

Requirements:

- To ensure that design elements address both street frontages

Objectives:

7.8 Requirements

- To ensure that design elements address both street frontages

Objectives:

7.9 Requirements

- To ensure that design elements address both street frontages

Objectives:

7.10 Right of Way

Ensure visual interest and maximum of the streetscape

Requirements:

- To ensure that design elements address both street frontages

Objectives:

7.11 Requirements

- To ensure that design elements address both street frontages

Objectives:

7.12 Requirements

- To ensure that design elements address both street frontages

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- To ensure that design elements address both street frontages

Objectives:

7.72 Requirements

- To ensure that design elements address both street frontages

Objectives:
To avoid a sense of over-envelopment and to encourage a coastal townhouse character.

Side Fences Objective:
- 2.0m in height is recommended.
- Front fences should be of consistent height above ground level and use solid pickets no more than
  - timber palings or metalilled colorbond fences are not permitted.
  - and have a maximum of 35% of open area.
- Front fences must be a minimum of 1.5m high and have a minimum of 35% open area.
- Front fences must be a maximum of 1.5m high and have a minimum of 35% open area.
- Front fences should be of consistency, colour, height and any gaps must be the same in height.
- To avoid higher, solid fences at the front boundary.
- Gardens and ponds should be designed to reduce the problem of the deckings.
- To improve the visual appearance of the streetscape and encourage the integration of street activity and front.

Fencing

and decorative storage areas.

Shedding area for garbage and recycling bins must be accommodated within the garden or within enclosed.

Rubbish Bin Requirements:

- To ensure that rubbish bins are not visible from the street or any right of way where stored as they can be.

Rubbish Bin Objective:

- With Auslassi Re's location standard.
- Where deemed necessary, kerb boxes should be visually unobstructed, complementary of design and should comply
- Location boxes should be integrated within any front fence screening.

Location Box Requirements:

- To encourage better design to form part of the overall streetscape boundary treatment and complement

Location Objective:

- Findings from 're's maximum area of 23% to visually conceal vehicles from the right of way.
- Carports must be complementary with the design of the dwelling and have a screening device of minimum
  - dwelling: roller door options must be considered from view.
  - Garages in front yards are permissible. Roller doors are acceptable if applicable to the style of the
  - Garages and carport designs must be complementary in materials and love to the design of the dwelling.
  - Carports or carport must be a maximum of 3.0m high.

7.0 Streetscape
Side and rear fences should be elegant designed elements in keeping with the design of the dwelling.

- Rendered masonry is not greater than 50% of the area of the fence.
- Side and rear fences may employ rendered masonry in their design provided the proportion of rendered masonry is not greater than 50% of the area of the fence.

Side fence requirements:
8.0 Building Materials

The idea of contemporary Coastal townhouse is the choice for the design philosophy of the Boston Road Residencial Precinct and extends.

8.1 Wall Materials

(a) Bricks: Traditional cement sheet profiled or patterned clay bricks should support the design philosophy of the Boston Road Residencial Precinct and extend.

8.2 Windows

Timber window framing paneling is permitted. Hardwax finish paneling or similar products are not permitted. Parent materials should be framed with timber or similar products. Paneling materials should be framed with timber or similar products. Paint finishes are not permitted. Timber joints are not permitted. Timber joints are not permitted.

8.3 Roof Materials

Clear graining is required. Colour tinted or reflective glaze is not permitted.

8.4 Colour Scheme

Geared roof lights are acceptable and should be considered as part of the overall design.

Provide roof lights are not permitted.

Red, blue, green, and copies are not permitted. Considered as part of the design.

All associated roofing materials are to be the same colour and grouters and downpipes should be provided.

Podular roof colouring is acceptable. Such colours are consistent with Section 4.1.8.3.

Where visible from the street, recommendations and materials are specified in a series of guidelines.
TOTAL SITE AREA 171 m²
GROUND LEVEL 60 m²
GARAGE 19 m²
NOTE: DESIGN BASED ON MULTIPLE UNIT CONSTRUCTION - SHARING PARTY WALLS.

SINGLE LEVEL 9.0m WIDE SUBDIVISION
WESTERN R.O.W SUBDIVISION
TORQUAY CENTRAL

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