

**Torquay Central
Boston Road Residential Precinct Design Guidelines**

Prepared for Bangeta Pty Ltd
June 2006

PLANNING & ENVIRONMENT ACT 1987
SURF COAST PLANNING SCHEME Amended and extended Under Division 1 of Permit 0510597 Signed: <i>Brynda Lewis</i> Date: <i>26/10/06</i> Shire of Torquay
Forwarded on behalf of the Controller of the Surf Coast Shire 1 of 20 Shire of Torquay

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SURF COAST SHIRE
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PLANNING
DEPARTMENT

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1.0 Introduction

The following Dwelling Design Guidelines have been prepared to act as a reference for the design and siting of buildings along Boston Road, Torquay, as well as assist the purchaser in designing for and procuring approval of plans required pursuant to Planning Permit 05/0597 for residential development.



Fig 1.0 Existing Torquay Central Locality Plan

2.0 Design Guidelines Intent and Scope

The purpose of the Boston Road Residential Precinct Design Guidelines is to ensure that the land is developed in a style consistent with contemporary coastal urban living and in a manner that positively contributes to the Boston Road streetscape.

The Guidelines aim to promote the creation of well-positioned and visually attractive built form that both complements the character of Torquay and acts as a transition between the existing residential precinct and the proposed retail development to the north.

These Guidelines apply to all residential allotments which have been approved pursuant to Planning Permit 05/0597.



3.0 Design Philosophy

3.1 Boston Road Residential Precinct

The design philosophy for the Precinct is to provide contemporary coastal living in a compact dwelling type that meets the aspirations of modern townhouse living and also celebrates the relaxed character and opportunities that Torquay offers.

The philosophy of the site layout is to provide a contemporary 'unity within diversity' character to the Boston Road townhouse precinct.

The intention is to provide a series of generally uniform frontages and allotment alignments that in turn allow a variety of dwellings within a contemporary architectural vocabulary to the benefit of the Boston Road precinct.

Diversity of material, colour, height and setback is to be encouraged but within a set of limiting guidelines that preserves a general 'unity within diversity' philosophy.

3.2 Surf Coast Shire Guide

The Surf Coast Style Guide has been used as a reference document in developing the broad concepts for the Precinct. In particular elements such as typical 'suburban' features or period style replicas in housing forms are not permitted. Contemporary, elegant and layered responses in the architecture are promoted.



4.0 Site Layout

4.1 Orientation and Address

Objective:

- To ensure that dwellings promote street interaction.

Requirement:

- Dwellings will be oriented such that front doors address the street (ie. Boston Road)
- Dwellings on corner allotments or end allotments will be orientated such that front doors address Boston Road. Front pedestrian access gates on corner or end allotments may face away from Boston Road if desired.
- Dwellings fronting the Right of Way that do not have direct Boston Road frontage, will be orientated such that front doors address the Right of Way.
- Dwelling entries and front doors should easily be identifiable and not isolated or obscured.

4.2 Site Coverage

Objective:

- To ensure landscaped area is retained within individual allotments
- To minimize built or impervious surfaces within an allotment

Requirement:

- The maximum site coverage for each allotment is 80%. A sample maximum site coverage calculation would be as follows:

Building Area	
Ground Floor area	790m ²
Garage / Carport area	40m ²
Total Ground Level Building area	130m ²
Allotment area	163.4m ²
% Calculation	80%

4.3 Setbacks

Objective:

- To create an articulated streetscape and provide visual interest along the Boston Road Townhouse Precinct.
- To minimize any effects of continuous long, unrelieved wall planes fronting Boston Road.
- To ensure adequate setback from non-Boston Road frontages.

4.0 Site Layout

Requirements:

- For single storey dwellings, at least 25% of the length of the ground level façade must be set back a minimum of 4.5 metres from the allotment boundary.
- For two storey dwellings, at least 30% of the length of the first floor level façade must be set back a minimum of 4.5 metres from the allotment boundary.
- The building face of a third storey (second floor level) facing Boston Road must be set back a minimum of 1.5 metres from the dominant face of the second storey (first floor level).
- Car ports and Garages may be constructed within the setbacks noted above.

4.4 Open Space

Objective:

- To provide adequate open space for the amenity of a dwelling.
- To encourage a range of permeable surfaces within the landscaped areas of individual allotments.
- To encourage the development of predominantly north-facing outdoor areas or courtyards within individual allotments.

Requirements:

- Dwellings must provide a minimum of 25m² of open area in either ground level open space, decks, terraces or balconies (carports are not permitted to be considered as Open Space).
- Use alternatives to hard paved areas such as gravels, porous timber deckings, 'hit and miss' type paver patterns, grass-crete pavers or similar in the landscape design within individual allotments.



5.0 Building Design

5.1 Allowable Heights

Objective:

- To ensure that there is a consistent maximum of three storey height dwellings in the Boston Road Residential Precinct.

Requirements:

- Dwellings must not exceed the height limit prescribed for an individual allotment.
- The prescribed height limit for an individual allotment refers to either a ridge line, parapet line or other primary enclosing element of the building. Plant or equipment may exceed the height limit to a maximum of 1.2m provided it is:
 - Appropriately screened;
 - Does not occupy more than 3.0m² in area (with the exception of solar panels); and
 - Is not visible from the street kerfline directly opposite in Boston Road.
- Three storey dwellings shall not exceed 9 metres in overall height above natural ground level (excluding plant or equipment).
- Two storey dwellings shall not exceed 7.5 metres in overall height above natural ground level (excluding plant or equipment).

5.2 Detailed Building Envelope

Objective:

- To encourage Townhouse designs that achieve a contemporary coastal rather than a metropolitan or suburban character.

Requirement:

- The strong use of screening, glazing and layering in façade compositions and external elements is recommended to encourage a lively building modeling and avoids excessive, long uninterrupted wall expanses.
- Reproduction or 'period' type detailing and form is not permitted to the contemporary coastal character.

5.3 Roof Design

Objective:

- To ensure that roofs are consistent with the overall design philosophy of the Boston Road Residential Precinct.
- To ensure roof forms do not limit the opportunity for views



5.0 Building Design

Requirements:

- Simple roof forms such as skillion roofs are encouraged
- Parapet roof forms are encouraged
- Gable roof forms and pitched roofs are acceptable
- Extended roof eaves are required to control sun and create shadow on all frontages excepting frontages facing Boston Road where it is desirable to maintain a degree of uniformity across the dwellings that contribute to streetscape character.
- Simple curved roof forms are acceptable
- Complex roof forms with multiple hips and valleys are not permitted

5.4 Design Repetition

Objective:

- To ensure an appropriate balance between repetition and variety of dwelling designs and façade treatments is achieved along the streetscape

Requirements:

- Adjacent dwellings of the same design and façade treatment will be permitted to a maximum of four concurrent allotments
- 'Duplex' type townhouse forms where "pairs" of dwellings may mirror one another are encouraged.



6.0 Amenity

6.1 Overlooking and Visual Privacy

Objective:

- To minimize intrusion into residents' privacy and preserve residents' amenity.
- To minimize views into existing secluded private open space and habitable room windows of neighbouring dwellings.

Requirements:

- Outlook from windows, balconies, stairs, landings, terraces and decks should be obscured or screened where a direct view is available into habitable room windows or onto the private open space of a neighbouring dwelling.
- Where the adjoining allotment is unbuilt or empty the above requirements do not apply.
- Where required, obscuring screens should be permanent and fixed, of durable materials, designed to integrate with the dwelling design and have a maximum of 25 per cent of open area.

6.2 Acoustic Privacy

Objective:

- To protect residents from external noise and minimize noise intrusion
- To contain noise sources which may affect neighbouring dwellings

Requirements:

- Noise levels produced by residents must comply with the Environmental Protection (residential noise) Regulations.
- Air conditioning equipment or gas-fired heating units should not be located adjacent to neighbouring living rooms or bedrooms.
- Acoustic screens should be provided around plant and equipment and ducted vacuum motors or similar equipment should be located in enclosed spaces such as garages.

6.3 Overshadowing Open Space

Objective:

- To ensure buildings do not unreasonably overshadow existing secluded private open space.
- To ensure buildings do not significantly overshadow potential secluded private open space and habitable windows of unbuilt adjoining allotments.

Requirements:

- As a guide, the provisions of clauses 54, or 55 of the Victoria Planning Provisions (VPPs) as they relate to single or multiple residential dwellings will be used to assess compliance with these objectives.

7.0 Streetscape

7.1 Streetscape Character

Objective:

- To contribute to a street character that is consistent with the philosophy of the Boston Road Residential Precinct.
- To contribute to a sense of community within the wider Boston Road streetscape.

Requirements:

- All designs must be contemporary in nature and contribute to the character of the streetscape.

7.2 Street Address

Objective:

- To ensure that the design of dwellings allows for an interactive frontage with the street.

Requirements:

- Entries, windows, balconies that address the street must be designed to increase interaction, activity and encourage community safety within Boston Road.

7.3 Corner Allotments

Objective:

- To ensure that design for corner allotments address both street frontages.

Requirements:

- Street-facing side elevations should be given equal design consideration with the Boston Road elevation to maintain visual interest and amenity of the streetscape.

7.4 Right of Way Access

Objective:

- To ensure vehicular and car parking access to an individual allotment is through the Right of Way access only.

Requirements:

- Vehicle and car parking access required or associated with an individual dwelling must be from the Right of Way. For lots with frontage to Boston Road only rear vehicle access is permitted.
- Vehicular access to either an individual dwelling or series of dwellings via Boston Road is not permitted.

7.5 Garages and Carports

Objective:

- To encourage a design consistency of garages, garage doors and carports along the Right of Way frontage.

Requirements:

- Garages are not mandatory, however vehicles must be concealed from the Right of Way on a long-term basis



7.0 Streetscape

- Garages or carports must be a maximum of 3.0m high.
- Garage and carport designs must be complementary in materials and forms to the design of the dwelling.
- Tilting doors in timber panels are preferred. Roller doors are acceptable if appropriate to the style of the dwelling. Roller door drums must be concealed from view.
- Carports must be compatible with the design of the dwelling and have a screening device of minimum height 1.8m, maximum open area of 25% to visually conceal vehicles from the Right of Way.

7.6 Letterboxes and Rubbish Bins

Letterbox Objective:

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

Letterbox Requirements:

- Letterboxes should be integrated within any front fence screening.
- Where stand-alone, letterboxes should be visually unobtrusive, contemporary of design and should comply with Australia Post's location standard.

Rubbish Bin Objective:

- To ensure that rubbish bins are not visible from the street or any Right of Way when stored as they can be unsightly

Rubbish Bin Requirements:

- Storage areas for garbage and recycling bins must be accommodated within the garage or within enclosed and screened storage areas.

7.7 Fencing

Front Fence Objective:

- To improve the visual appearance of the streetscape and encourage the integration of street activity and front gardens and patios whilst retaining reasonable privacy for the dwellings.

- To avoid high, solid fences at the front boundary

Front Fence Requirements:

- Front fences must be a maximum of 1.5m high and have a minimum of 35% open area.
- Front fences should be of contemporary, screen-like design and any gates must match the fence in height and have a minimum of 35% of open area.
- Timber paling or metallic Colorbond fences are not permitted
- Front fences should be of consistent height above ground level and the use of solid plinths, no more than 200mm in height is encouraged.

Side Fence Objective:

- To avoid a sense of over-enclosure and to encourage a coastal townhouse character



7.0 Streetscape

Side Fence Requirements:

- Side and rear fences should not exceed 1.8m in height.
- Side and rear fences may employ elements of rendered masonry in their design provided the proportion of rendered masonry is not greater than 50% of the area of the fence.
- Side and rear fences should be elegant designed elements and in keeping with the design of the dwelling



8.0 Building Materials

Objective:

- Building materials should support the design philosophy of the Boston Road Residential Precinct and extend the idea of contemporary coastal townhouse lifestyle.

8.1 Wall Materials

- Lightweight walls including rendered cement sheet profiled or patterned ply walling, stained timber boarding, metallic walling such as zinc profile, copper profile or corten steel sheeling are acceptable.
- Face finish brickwork treatments are acceptable where used in a smaller proportion and combined with areas of contrasting timber panelling and screening. Brick mortar joints should be natural in colour in rolled or flush struck. Raked joints are not permitted. Tumbled bricks are not permitted.
- Masonry treatments such as double bagged or rendered brick and blockwork, natural stonework and facing stonework are acceptable where combined with areas of contrasting timber panelling and screening.
- Precast concrete wall panelling should be render finished and contain elements of surface pattern and visual interest such as expressed joints, surface textures and the like.
- Timber weatherboard panelling is permitted, Hardiplank panelling or similar products are not permitted.

8.2 Windows

- Window frames can be timber or aluminium as appropriate to the design
- Clear glazing is required. Colour tinted or reflective glass is not permitted

8.3 Roof Materials

- Where visible from the street, recommended roof materials are uniform roof tiles in a 'slate' or 'shingle' appearance in unglazed finish and of colour consistent with Section 9.4.
- Profiled metal deck roofing is acceptable such that colours are consistent with Section 9.4.
- All associated roofing materials are to be of the same colour and gutters and downpipes should be considered as part of the design.
- Roof colours are limited to slate greys, stones, browns, charcoals. Blues, reds, beiges and greens are not permitted.
- Terracotta roof tiles are not permitted.
- Glazed roof lights are acceptable and should be considered as part of the overall design.

8.4 Colour Scheme

Objective:

- To ensure appropriate colours for the Boston Road Residential Precinct that balances individual expression with collective streetscape.
- To provide colour harmony for the Precinct whilst avoiding colour monotony.

Requirements:

- Limited use of strong and contrasting accent colours are permitted where appropriate.
- Heritage colour schemes are not permitted.



8.0 Building Materials

8.4a Encouraged and Discouraged Colours

X



Example of heritage colour palette - not encouraged

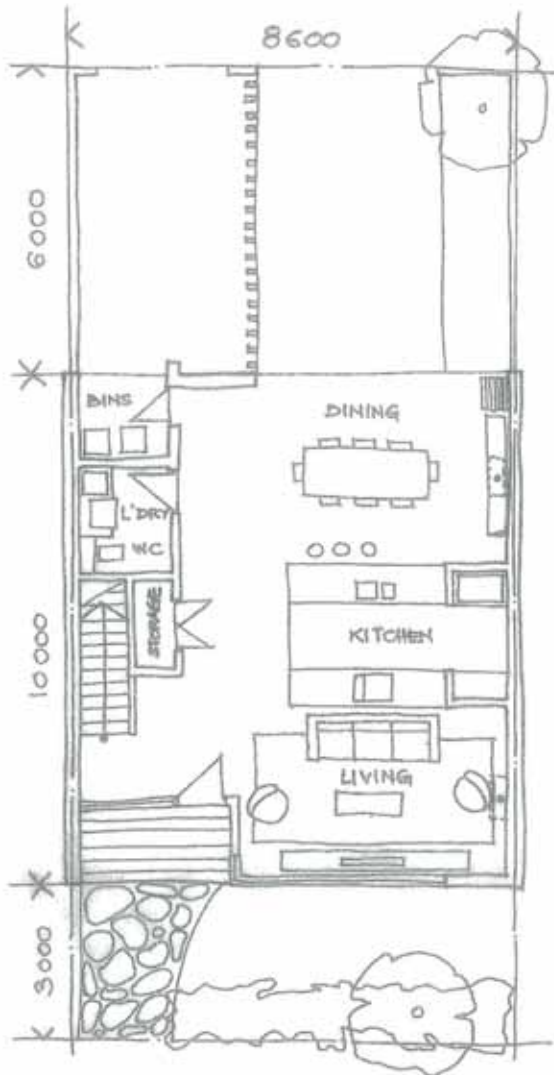


Example of coastal colour palettes - encouraged

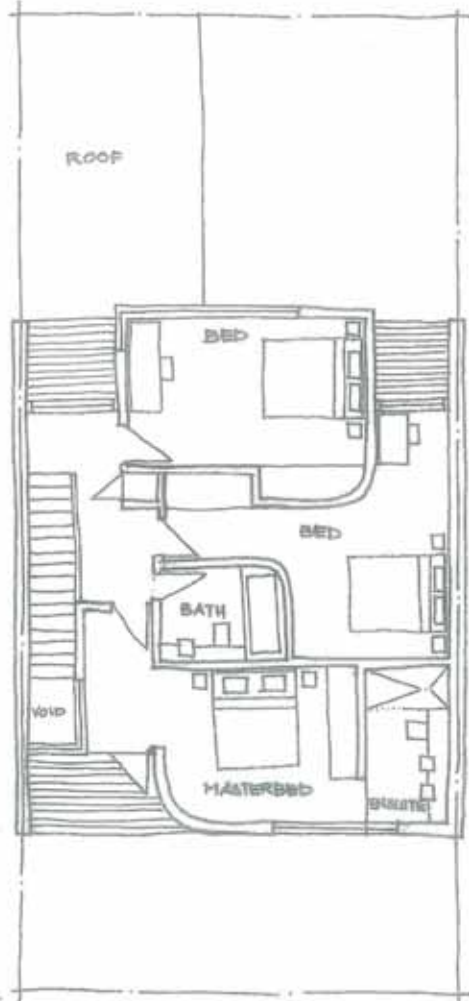
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9.0 Indicative Sketch Examples

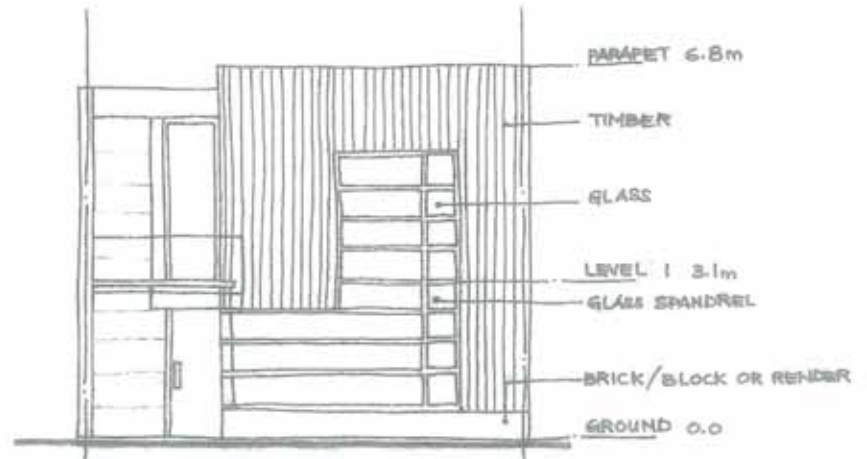
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GROUND LEVEL



LEVEL 1



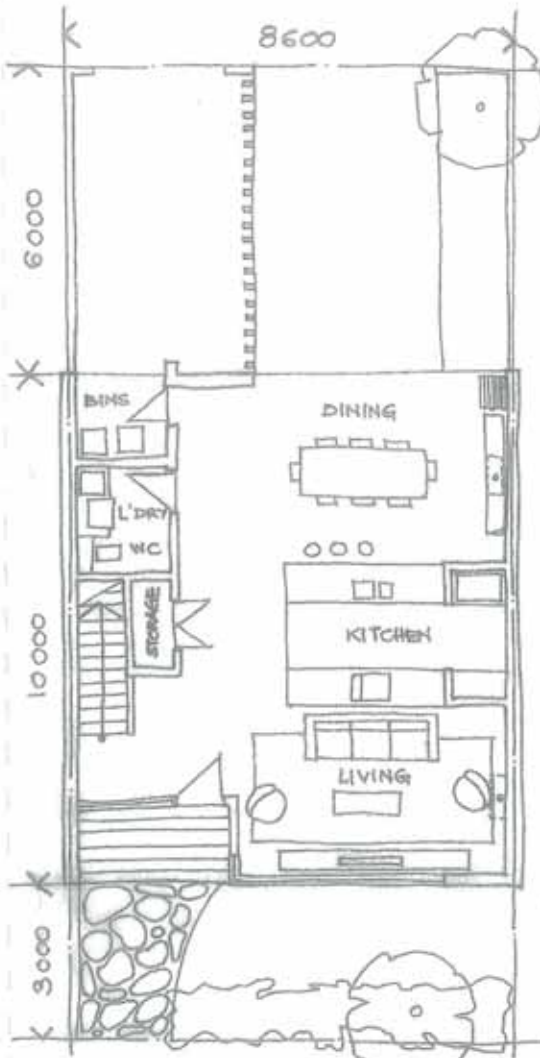
BOSTON ROAD ELEVATION



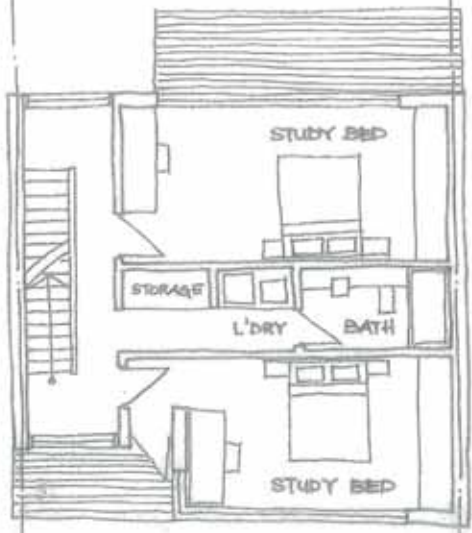
2 STOREY / 3 BED - TYPE 1
 BOSTON ROAD TOWNHOUSE
 TORQUAY CENTRAL

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GROUND LEVEL



LEVEL 1



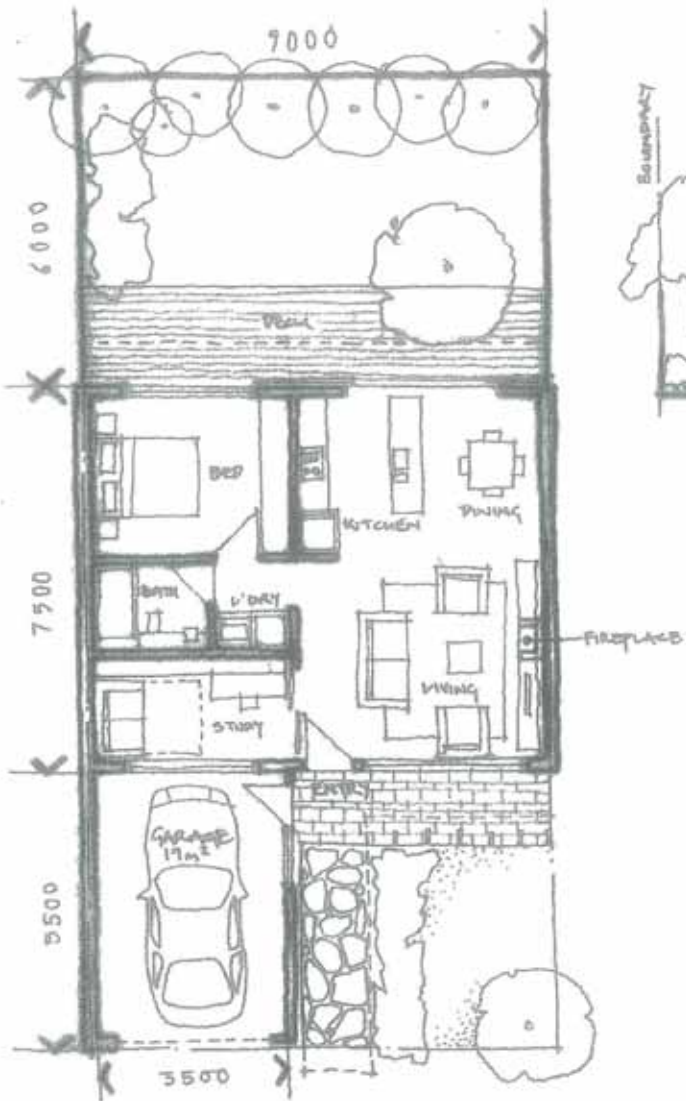
LEVEL 2



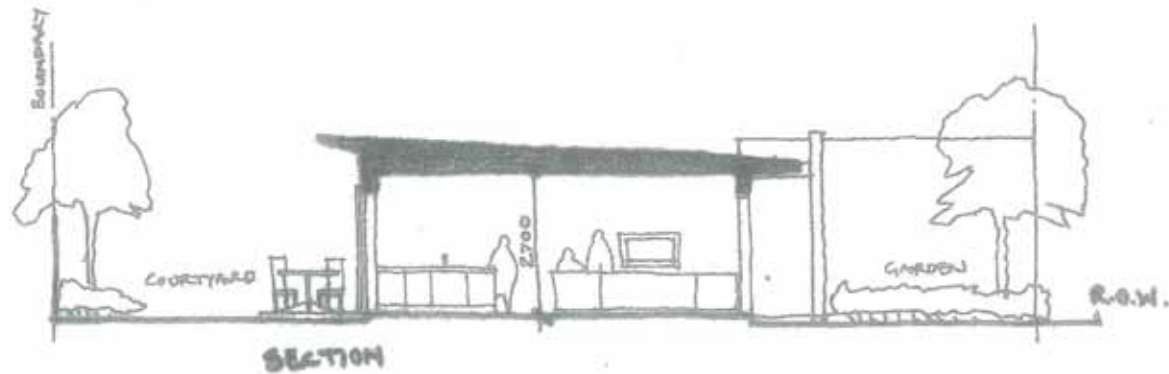
3 STOREY / 3 BED - TYPE 2
 BOSTON ROAD TOWNHOUSE
 TORQUAY CENTRAL

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PLAN - SINGLE LEVEL UNIT
60m² NETT

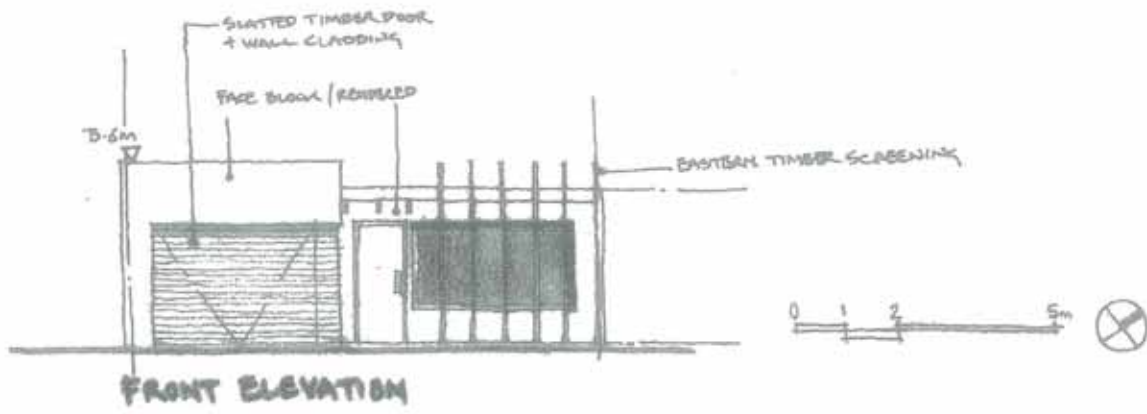


SECTION

TOTAL SITE AREA 171m²

GROUND LEVEL 60m²
GARAGE 19m²

NOTE: DESIGN BASED ON MULTIPLE UNIT
CONSTRUCTION - SHARING PARTY WALLS.

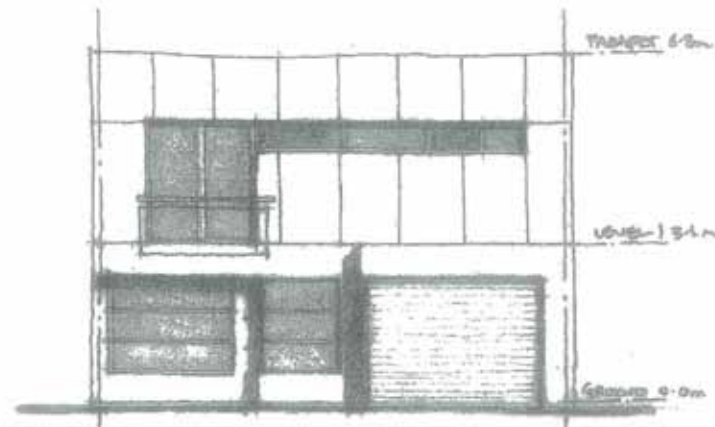
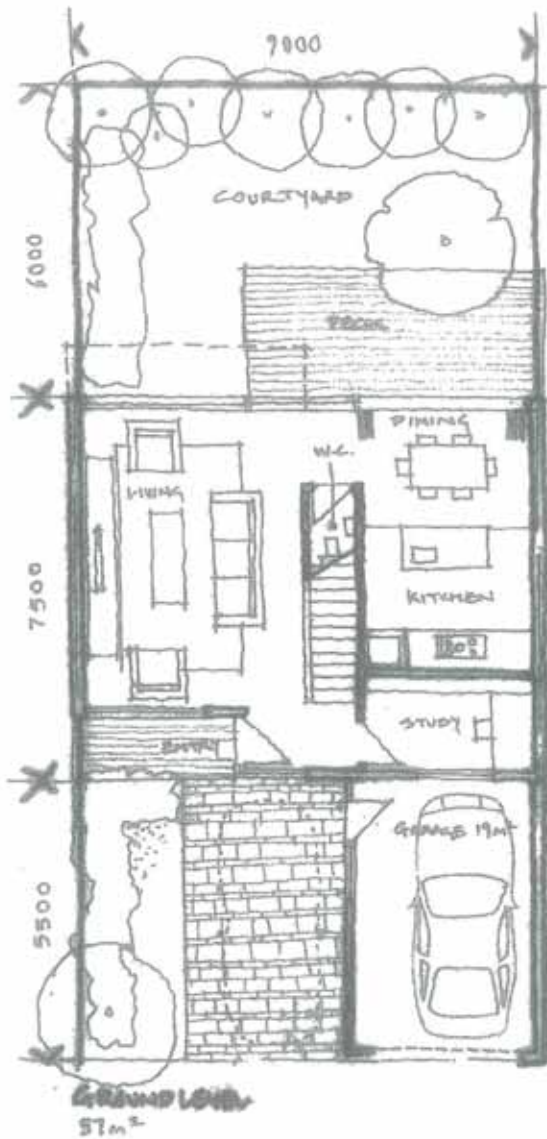


FRONT ELEVATION

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

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2 STOREY / 3BED 9.0m SUBDIVISION
 WESTERN R.O.W. SUBDIVISION
 TORQUAY CENTRAL

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