



# DESIGN OBJECTIVES & STANDARDS

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# INTRODUCTION

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Blvd Torquay is an exceptional address. Running along the Northern boundary is the Australian national heritage listed 'Great Ocean Road' and along the Eastern boundary is Bells Boulevard – the gateway to the world famous 'Bells Beach' coastal reserve.

The never to be repeated combination of an iconic location, magnificent ocean views and acreage lifestyle blocks, makes Blvd Torquay a 'once in a lifetime' opportunity.

The aim of this document is to define the vision for Blvd Torquay. This vision is controlled by a clear set of development objectives and guidelines.

-vThe Blvd Torquay Design Committee (noted as 'BTDC' in this document) has been established to manage the development approval process. The key role of the BTDC is to provide guidance, and to review home and landscape designs in accordance with the prescribed requirements. All owners will require approval prior to a building permit being issued.

The BTDC will continue to operate for a period of time into the future to ensure all ongoing development is consistent, and doesn't compromise the vision.

## VISION

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Blvd Torquay will be a high-quality living environment, with a strong focus on the characteristics that makes coastal/rural living unique. These guidelines and controls are designed to complement this environment by encouraging and assisting thoughtful residential development.

Blvd Torquay is nestled at the highest point in the township, overlooking Jan Juc and the coastline below. The Torquay lifestyle is relaxed, drenched in surfing history and coastal culture, while still being connected to first class education, health, job opportunities, transport and amenities, all within close proximity to Geelong/Melbourne.

Owned by one family since the 1970's, their wish is for Blvd Torquay to stay true to the local community, and preserve what is irreplaceable, enhance what is unique and improve on what is available for generations to come.

All development on the site is to respond in a positive manner to the Blvd Torquay vision statement:

**“The development of Blvd Torquay is to be site responsive and environmentally friendly, and is to enhance the lifestyle opportunities available in this coastal/rural living location. This will be achieved through high quality and contemporary building and landscape designs that reflect the qualities of the local Torquay and Jan Juc environment.”**

To assist the developer and lot owners to collectively achieve this vision, a series of design objectives have been developed. Each objective will focus on a particular aspect of development and in turn will have a series of standards that will be used as a measure to determine if the objective has been achieved.

## DESIGN OBJECTIVES & STANDARDS

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To ensure informed design decisions are made, owner and designers are encouraged to review the objectives and standards prior to commencing the design process. The BTDC architect and landscape consultant are available to provide any clarification that may be required.

These standards contain both encouraged and mandatory standards. Whilst not all standards are noted as mandatory, owners must achieve the objectives. They can be achieved by compliance with all standards, but it is understood that creative design solutions may also achieve compliance with the objectives.

The BTDC may grant exceptions to mandatory standards in exceptional circumstances provided that the exemption is not contrary to the Blvd Torquay vision and objectives or any building and planning regulations.

## OBJECTIVE 1

### CONTEMPORARY DESIGN

Development is to be contemporary and site responsive. It must complement the coastal and rural landscape and not overwhelm it.

#### Standard 1.1

##### MANDATORY STANDARD

Select external building colours and materials that complement the surrounding vegetation.

- No white and near white finishes. Lightest tone to be Dulux Dieskau or similar.
- Avoid reflective finishes that have the potential to create glare and reflections to neighbours and the street.

#### Standard 1.2

##### MANDATORY STANDARD

Outbuildings to have minimal visual impact.

- Shed/outbuilding structures must not exceed 150m<sup>2</sup> footprint in area.
- Outbuildings must match the design of the main house. This includes form, materials and finishes.
- If outbuildings are to be clad in steel sheet the colour must be Colorbond “Monument” or similar.
- Underground water tanks are preferred. If this is not possible visible water tanks must be Colorbond colour “Monument” or similar
- All outbuildings including gazebos, shade structures, sheds etc. to be contained within the defined building envelope.

#### Standard 1.3

##### MANDATORY STANDARD

Designs are to be ‘coastal’ in character, rather than of period or suburban style.

- Buildings must have a lightweight appearance, rather than one of mass, weight and bulk.
- Roof lines and architectural forms must convey a combination of simplicity and distinction without elaborate detail and decoration. Roofs with multiple hips and valleys will not generally be approved.
- Downpipes should not be prominent and should typically match adjacent wall material colour.
- Facades should utilise light, shade and texture rather than smooth uninterrupted single coloured surfaces.
- Facades must have interesting recesses and projections rather than solid bulky structures and bland walls.
- The use of timber, stone and other natural materials is preferred.
- The use of block and brick is acceptable if used in contemporary ways rather than typical suburban brick veneer. Consider masonry stacking options, mortar colour and join profiles and masonry colour to create contemporary architectural solutions.
- Historical styles and period replicas will not be approved.
- If required roof lights must match the roof pitch with flat glazing. Polycarbonate skylights are unlikely to be approved.

## OBJECTIVE 2

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### EMBRACE & PROMOTE ENVIRONMENTALLY RESPONSIBLE DESIGN

Thoughtful building planning and design to consider environmental sustainability. This includes building orientation, sun control, cross flow ventilation, thermal mass and natural light.

#### **Standard 2.1**

Design the building to consider environmental sustainability.

- Orientate living spaces to allow for winter sun penetration
- Control excessive solar penetration into dwellings
- Provide opportunities for cross flow ventilation
- Window size and position to provide for good levels of natural light.
- Incorporate thermal mass e.g. internal masonry walls, concrete slab floor.

#### **Standard 2.2**

##### **MANDATORY STANDARD**

Supplement town water consumption with on-site tank storage.

- Provide on-site storage of minimum capacity of 20,000 litres

#### **Standard 2.3**

Minimise disruption to the natural topography and soil structure

- Design buildings in response to the gradient of the land rather than creating flat sites with large areas of cut and fill.

## OBJECTIVE 3

### ENSURE NATURE BECOMES PROMINENT

Landscaping is considered a critical element in reinforcing the rural/coastal character of the area. Buildings should be designed to “settle” into the site within a landscaped shroud or cover. This provides additional shelter and protection to the buildings, potential shaded and protected areas for occupants and increased privacy between neighbours.

Buildings should be visually diminutive while landscape should be designed to become the visually prominent feature.

#### Standard 3.1

##### MANDATORY STANDARD

Prominent Landscape

- The landscape design must enhance the overall appeal of the property and respond to the architectural character and quality of the natural environment.
- House and surrounding landscape design to be co-ordinated to ensure that planting becomes the prominent feature over time.
- Owners must create a landscape buffer along the front boundary of the property. All planting along the front boundary must be indigenous plants. This buffer is to ensure the main visual feature along the street is vegetation and houses are well screened from the street.
- Corner lots must incorporate a landscape buffer to all street boundaries.
- Landscape to wrap around buildings. This includes a mixture of low and mid-level planting and significant trees. Note large trees should be planted at least 6m from building foundations.
- Consider planting along boundaries to soften the appearance of fences and/or use planting as an alternative to fencing.

#### Standard 3.2

##### MANDATORY STANDARD

Entrance features must not dominate landscape.

- Wing walls or other entrance structures will not be approved if gates are required, they must be set back from the boundary by at least 8m, constructed from galvanised steel/infill mesh and emulate a rural ‘farm gate’.

#### Standard 3.3

##### MANDATORY STANDARD

Driveways and paths are to be permeable.

- Concrete driveways will not be approved. Only permeable surfaces such as crushed rock, Lilydale toppings, interlocking permeable pavers or similar will be allowed.

#### Standard 3.4

Driveways to have limited width.

- Driveway width must not exceed 4m except for small areas of widening for visitor parking or garage/ shed access.



## OBJECTIVE 4

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### TO SHARE AND PROTECT VIEWS WHERE POSSIBLE

A unique feature of the site is the ability to capture ocean and surrounding bushland views. All building envelopes have been strategically positioned to give the best outcome to the dwelling and its neighbours.

#### **Standard 4.1**

##### **MANDATORY STANDARD**

Site planning to respond to the topography and views within the development

- All structures to be constructed within nominated building envelopes.
- All tennis courts and swimming pools to be located within building envelopes and outside of effluent disposal envelopes, unless it can be demonstrated to the satisfaction of the responsible authority via the preparation of a land capability assessment.
- Overall building height must not exceed 7.5m above natural surface level.
- Consideration given to mature tree heights to avoid significant disruption to important view lines of neighbours.

#### **Standard 4.2**

Avoid unnecessary building height in pursuit of views.

- Consider stepping floor levels down sloped sites rather than stacking floor levels.

## OBJECTIVE 5

### PROTECT PRIVACY AND AMENITY

All dwellings must be designed to avoid overlooking into neighbouring properties. This is particularly important for habitable rooms and outdoor living areas. The visual amenity between neighbours is also to be considered.

#### Standard 5.1

##### MANDATORY STANDARD

Build within defined envelopes.

- Building development to be contained within defined building envelopes
- Effluent disposal to be designed within defined effluent field

#### Standard 5.2

Avoid overlooking neighbours.

- The ResCode standards are generally applicable however an extended overlooking distance of 18m is to be applied in lieu of the normal ResCode 9m distance.

#### Standard 5.3

Locate pools to optimise privacy.

- The location of the swimming pool should consider the potential of overlooking from neighbours and appropriate screen planting or other devices incorporated into the design solution.
- Consider future neighbours too.

#### Standard 5.4

Manage amenity impacts of tennis courts and pools.

- Locate tennis courts and pools to avoid noise and light impact on neighbours.
- Lights to be baffled to avoid direct glare into neighbouring properties.
- Courts to have appropriate screening and/ or fencing to avoid wayward balls landing on neighbouring properties.
- All tennis courts must comply with the provisions of the Code of Practice- Private Tennis Court Development, (current revision) Department of Infrastructure.

#### Standard 5.5

Ensure unsightly elements are not visible between neighbours.

- Household service areas should be screened from view from neighbouring properties. This includes but is not limited to:
  - clothesline
  - hot water service
  - pool equipment
  - air conditioning condensers/ evaporative cooling units
  - satellite dishes
  - outdoor showers
- Caravans, trailers and boats etc. should be housed within buildings or in areas designed with appropriate screening devices to ensure they are not seen from neighbouring residences or the street.

## OBJECTIVE 6

### SUPPLEMENTARY LANDSCAPE ELEMENTS TO BE WELL DESIGNED

Owners must make a consistent approach to all landscape elements within their property to ensure a coherent visual outcome.

#### Standard 6.1

Letterbox to be well designed.

- Letter boxes should form part of the integrated landscape treatment of the garden and should replicate elements of the house design (shape, materials, and colours). Letterboxes should not dominate the streetscape.

#### Standard 6.2

##### MANDATORY STANDARD

Fencing to be minimised and have an open semi-rural character.

- Owners are encouraged to consider planting along boundaries to soften the appearance of fencing or use planting as an alternative to fencing
- No fencing is permitted along the front boundary of the property. If required, fences should be set back at least 5m from the street boundary (this includes corner sites) and landscaping to buffer the fence line.
- If gates are required, they must be set back from the boundary by at least 8m, constructed from galvanised steel/infill mesh and emulate a rural 'farm gate'.
- Maximum height of all fence is 1.2 metres
- Fences, if installed, must be made of "ring lock" type wire mesh with pine posts and no top rail. [Refer to image below]

#### Standard 6.3

Bins are not to be visible unless out for collection.

- Storage areas for garbage and recycling bins should be provided on site. These should be located and screened so as to not be visible from the street except on collection day.

#### Standard 6.4

Outbuildings are to have a positive impact on visual amenity.

- Outbuildings such as cubby houses, play equipment and chook sheds should be either well screened by planting or designed and constructed to match the main house.
- If outbuildings are to be clad in steel sheet, colour must be Colorbond "Monument" or similar



**Standard 6.2** | Fences, if installed, must be made of "ring lock" type wire mesh with pine posts and no top rail.

## **OBJECTIVE 7**

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### DEVELOPMENTS TO WEATHER BEAUTIFULLY

Construction materials that are exposed to the weather should be carefully selected considering the local climate including wind driven rain, high winds, searing heat and salt air. Robust natural materials if selected and detailed carefully can age beautifully while retaining their protective function.

#### **Standard 7.1**

Natural building materials are preferred to highly processed materials.

- Consider external materials with inherent texture that are raw or pre-finished.
- Painted external surfaces should be minimised unless well protected by eaves and/ or screens.

## OBJECTIVE 8

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### HIGH QUALITY LANDSCAPE

Blvd Torquay is respectful of the local environment and embraces the constraints and opportunities presented by the site. To ensure further development will enhance the area, all new planting should complement the existing planting. Owners are also encouraged to plant/maintain the area along the front boundary up to the street kerb with indigenous species and planted in a similar design for consistency.

#### **Standard 8.1**

Landscaping should be generally in accordance with CFA's "Landscaping For Bushfire" Garden Design & Selection Guidelines" (2011). [Refer to Appendices]

#### **Standard 8.2**

Consider sustainable landscaping principles including use of drought tolerant native plants which have low level water requirements.

#### **Standard 8.3**

##### **MANDATORY STANDARD**

Only native and indigenous vegetation will be used in the planting and landscaping of the property, with fruiting trees, herbs & vegetable gardens permitted in backyards. [Refer to Appendices]

#### **Standard 8.4**

A list of banned weeds is also provided. These must not be planted. [Refer to Appendices]

#### **Standard 8.5**

##### **MANDATORY STANDARD**

Only indigenous planting to be used along the front boundary of the property [Refer to Appendices]

## OBJECTIVE 9

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### PROPERTIES TO BE WELL MAINTAINED

All areas of the property are to be well maintained for both visual appearance and public safety.

#### **Standard 9.1**

Planting shown on the BTDC approved landscape plan should commence within 6 months and be completed within 18 months of the issue of the certificate of occupancy for the dwelling.

To help assist in your understanding of the standards and requirements needing to be met, please read the following documents in conjunction with the design guidelines:

- a) The 'Surf Coast Sustainable Design Book / October 2010' which is available on the Surf Coast Shire website (see link in appendix) or download direct from [www.blvdtorquay.com.au](http://www.blvdtorquay.com.au)
- b) The 'Surf Coast Shire native and indigenous planting guides' which is available on the Surf Coast Shire website (see link in appendix) or download direct from [www.blvdtorquay.com.au](http://www.blvdtorquay.com.au)

## SECTION 173 AGREEMENT

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In addition to the above objectives and standards, the Section 173 agreement is regulated by Council. The agreement defines a number of design and siting elements. Purchasers must consult their architect/designer and builder to familiarise themselves with the Section 173 agreement. The Section 173 agreement is available to download at [www.blvdortorquay.com.au](http://www.blvdortorquay.com.au) and amongst other matters, it regulates:

- Building Envelopes
- Location of tennis courts and outbuildings with respect to building envelopes and effluent disposal fields
- Height limits to 7.5m above natural surface level
- Fencing along interface with Great Ocean Road and Bells Boulevard
- Land capability assessment for effluent disposal

## DESIGN REVIEW

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All owners at Blvd Torquay must obtain the approval of the BTDC prior to applying for a Building Permit or undertaking any works on site.

The BTDC will accept no responsibility for the rejection or conditional approval of a design by a Registered Building Surveyor or the Surf Coast Shire in the event that a planning permit is required for any element of development or use.

BTDC approval requires that development of all new dwellings comply with an approval issued pursuant to these guidelines whether a Planning Permit is required or obtained from the Surf Coast Shire or not.

Owners must review the effluent disposal requirements as part of the overall design. The location has implications for landscaping/fencing/scale of dwelling/type of system. Owners must seek independent advice as to the optimal requirements prior to submitting for BTDC approval.

The BTDC will strive to be reasonable in its assessment and assist the purchaser throughout the process. Should an application not be successful, the BTDC will highlight those areas of concern to ensure the applicant is clear on what's required in the resubmission. In the event that repeated resubmissions do not address the areas of concern, the application may again be rejected. The decision of BTDC in this regard is final and the applicant will be required to re-commence the approval process.

It's imperative a consistent approval process is adopted for all applications to ensure the long-term integrity and value of the development is preserved.



# APPROVAL PROCESS

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The steps below describe the process for each owner to follow in order to develop a site at Blvd Torquay. Development includes, but is not limited to houses, out buildings, landscape, sculptures, driveways and paths.

## **Step**

**1**

Selection of designer

Blvd Torquay encourages owners to develop each site with the highest quality building and landscape designs. Designers selected, should have local knowledge and experience, and the proven ability to develop creative and intelligent site responsive custom designs. A list of local building and landscape architects and designers can be provided, all of whom have expressed an interest in assisting owners to develop these sites.

Standard suburban homes provided by volume home builders will generally be inappropriate for the Blvd Torquay sites. The sloping terrain and design requirements will generally require custom design solutions to achieve an exceptional outcome.

## **Step 2**

Familiarisation of guidelines before design commences

Owners and designers must familiarise themselves with the Blvd Torquay requirements. Clarification and further advice can be obtained from the BTDC and all are encouraged to do so before commencing design.

Further information on the building requirements can be obtained from the selected architect/ building designer, Surf Coast Shire or building surveyor.

Owners and designers are also advised to spend some time researching local examples of contemporary coastal design in the Surf Coast area to gain an understanding of the types of architecture and landscape materials that contribute in a positive manner to the local character.

## **Step 3**

Preliminary Design review

Prior to submitting detailed plans for approval, preliminary concept design and siting plans should be prepared for comment. The BTDC will be available to meet with the owner and or designer to discuss the plans and give advice and guidance on the design objectives. These plans should be accompanied by the required fee. Comments and guidance from the BTDC on preliminary design plans will be provided within ten working days of receiving them.

It should be noted the BTDC preliminary comments prior to lodgement of formal application do not constitute a formal approval.

Once feedback is received and addressed the applicant can prepare and submit formal a formal design review application.

Preliminary and formal design review documents to be lodged with:

Cotter Reid Architects  
Suite 10 Level 1,  
18-20 Riversdale Rd  
Newtown, Vic 3220

Contact: Wayne Reid  
PH: (03) 52225067

# APPROVAL PROCESS

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## Step 4

### Formal Application

All purchasers must submit the following drawings and information to the BTDC for assessment and approval prior to lodging a building permit application. Drawings must comply with recognised drawing standards and protocols to enable a clear understanding of the proposed development. A3 size pages are preferred for ease of duplication. The application must include the following:

One (1) copy of each plus digital (.pdf format) version.

- Application form
- Features and Levels Survey indicating existing levels and relationship to the street and adjacent properties. Note lot number of proposed works site and adjoining neighbours.
- Site Analysis including the location of adjoining property buildings and the impact of proposed works on the amenity of neighbouring properties. The analysis will provide the basis for the design and the assessment of all proposed buildings and works and should include the same level of information as that required under section 54.01-1 of the Surf Coast Planning Scheme, including the location of any view corridors of neighbouring properties. If there is no completed dwelling adjacent to the site, the site analysis should consider probable locations of future buildings and open space areas.
- Site Plan showing location of all proposed buildings and works including driveway, crossover, outbuildings, fences, pools, existing vegetation and effluent system in relation to the envelope plan.
- Floor Plans indicating the proposed building envelope, boundary setback dimensions, floor RLs, site coverage (including buildings and hard surface coverage), internal layout, doors, windows, room names and room sizes and outdoor spaces. Note development data including gross floor areas, decks/verandas and hard surface area including pools etc..
- Roof Plan noting roof material, colour and any equipment or plant- e.g. solar collectors, condenser units, aerials, satellite dishes etc..
- Elevations, Sections and 3D images necessary to clearly describe the proposal with one set coloured with the external materials and finishes noting the specific colour selections.
- Landscape Plan- noting:
  - Position of dwelling, outbuildings, pergolas, awnings, sails etc.
  - Position of neighbouring dwelling and/or future possible building envelope and respective private open space areas
  - Hard surfaces such as paths, driveway, paving and decking indicating materials and colours to be used
  - Surface drains including grid, linear and pit drains
  - Proposed fencing to indicate heights, materials and finishes
  - Location of outdoor fixtures such as clothesline, sheds and pool filtration equipment
  - Size and location of pool, spas or other water features. Include RL of pool edge and adjoining surfaces.
  - External lighting indicating type to be used
  - Garden features such as rocks, stone, timber and sculptures
  - Retaining walls stating materials and colours
  - Garden and lawn edging stating materials and colours
  - Location of existing and proposed trees, shrubs, ground covers and climbers showing the exact location, indication of spread at maturity, labelled with identification code, species (botanical name) and quantities.
  - Vegetation to be removed to be shown dashed and annotated.
  - Note the grass species proposed

# APPROVAL PROCESS

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## Step 4

Formal Application cont.

- If assessed by the BTDC as compliant, plans will be endorsed by the BTDC and returned with a letter of approval with 15 working days of receipt of all documents being assessed.
- If a design is not approved, the applicant will be required to address the areas of concern highlighted by the BTDC and re-submit amended plans. Further information if required, will be requested in writing.

A fee of \$1780 (including GST) is payable to the Blvd Torquay Design Committee (C/O Cotter Reid Architects) to cover costs associated with the preparation of BTDC comments for approval.

Resubmissions and alterations to an approved proposal will incur a \$385 (including GST) fee per review.

Important note:

The approval of a design application by BTDC does not exempt the owner from any Planning Scheme or building regulations. Approval of plans by BTDC does not infer compliance under the National Construction Code, or any other applicable planning or building regulations. It's the responsibility of the owner and builder to ensure compliance with the appropriate regulators.

## Step 5

Surf Coast Shire effluent disposal application

It is recommended that owners discuss effluent disposal proposals with a council planning officer or environmental health officer before lodging the application. The effluent disposal application must be made to the Surf Coast Shire and typically include the following information:

- Details of proposed effluent system
- Land capability report by a geotechnical engineer
- House drawings, including site plan with proposed location of septic and irrigation system in relation to the envelope plan
- Lot title particulars
- Feature survey

The Surf Coast Shire is located at:

1 Merrijig Drive  
Torquay, Vic 3228

## Step 6

Obtain building permit

Once BTDC and Shire approvals have been granted owners or their agents may apply for a building permit from a registered building surveyor.

## Step 7

Construction

Once a Building Permit is issued construction can begin.  
Construction management must be undertaken within EPA guidelines.

# APPENDICES

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## **7.1** Surf Coast Shire resources

- Surf Coast Sustainable Design Book
- Environmentally Friendly Building Design

[http://www.surfcoast.vic.gov.au/My\\_Property/Building\\_Planning/Planning/Resources\\_and\\_Documentation](http://www.surfcoast.vic.gov.au/My_Property/Building_Planning/Planning/Resources_and_Documentation)

## **7.2** CFA's landscaping for bushfires:

<http://www.cfa.vic.gov.au/plan-prepare/landscaping-for-bushfire/>

## **7.3** Surf Coast Shire Indigenous Planting Guide:

[http://www.surfcoast.vic.gov.au/My\\_Environment/Local\\_Wildlife/Indigenous\\_Planting\\_Guides](http://www.surfcoast.vic.gov.au/My_Environment/Local_Wildlife/Indigenous_Planting_Guides)

## **7.4** Surf Coast Shire Indigenous Plants – Common Names

[http://www.surfcoast.vic.gov.au/My\\_Environment/Environment\\_Publications/Indigenous\\_Plants\\_-\\_Common\\_Name](http://www.surfcoast.vic.gov.au/My_Environment/Environment_Publications/Indigenous_Plants_-_Common_Name)

## **7.5** Blvd Torquay Design Committee (BTDC) checklist

The following checklist is to be used to assist owners in ensuring the correct/appropriate design information has been produced and is available for submission.

## **7.6** Banned weeds in Surf Coast Shire

[http://www.surfcoast.vic.gov.au/My\\_Environment/Weeds\\_of\\_the\\_Surf\\_Coast\\_Shire](http://www.surfcoast.vic.gov.au/My_Environment/Weeds_of_the_Surf_Coast_Shire)

The checklist can be downloaded direct from the Blvd Torquay website:

[www.blvdtorquay.com.au](http://www.blvdtorquay.com.au)

# BUILDING ENVELOPE PLAN

This is an indicative envelope plan, with detailed plan to be referenced in the Memorandum of Common Provisions (MCP)

