

4.0 Architectural Character, Building Materials & Finishes

The architectural style and character of buildings in The Sands, Torquay is critical to achieving a unique coastal style development. Accordingly each building will be carefully assessed to ensure that its architectural features comply with the objectives of this Code. The suitability of the proposed materials and colours will be assessed in the context of the streetscape to avoid incompatible design.

Building materials and finishes will complement the natural coastal environment and coastal vegetation. A palette of subdued, non-reflective materials and colours is preferred to promote this integration and provide a consistent image for the development.

ROOF MATERIALS

Roofs must be Colorbond corrugated profile metal decking.

Non-reflective subdued colours are to be selected from the following range:

- Slate grey, armour grey or similar as approved by the Architectural Review Committee.
- Roof plumbing (downpipes and gutters) should be painted or pre finished to match the roofing or wall colour of the dwelling.
- If required, clear glazed roof lights that follow the profile of the main roof are preferred. White polycarbonate roof lights are not permitted.

WALL MATERIALS

Buildings should have a lightweight image rather than an appearance of mass, weight and bulk. This can be achieved in the way the building is articulated (see comments in “Building Design” above); and by using a combination of materials with a diversity of texture rather than a single monolithic treatment. Innovative use of a combination of wall materials is encouraged to achieve this visual lightness and articulation. Large expanses and uninterrupted use of conventional brickwork and blockwork is strongly discouraged.

Wall construction and finishes are to be selected from the following approved materials:

- Timber cladding in varying horizontal or vertical profiles and weatherboards painted to the approved colour palette are encouraged.
- Other lightweight cladding materials are also encouraged but samples must be provided for approval
- Natural stone and masonry such as bagged or rendered brick or blockwork, rammed earth or mud brick will be considered provided they do not create an appearance of mass and weight, and verandahs, pergolas or other approved features are included and designed to create a lightweight appearance.
- Face brickwork within the approved colour range of natural tones is acceptable provided it complements the other materials, is not a key feature of the building and does not dominate the appearance of the building. Raked joints are not permitted. Again, the building should create a lightweight appearance that complements the coastal character of the area.

WINDOWS

- No small multi-pane windows are permitted.
- Window frames should be timber painted to approved colour palette, or aluminium, finished in an approved ‘powdercoat’ colour.
- Clear glazing is preferred.
- Light coloured tinted glass will not be permitted. Dark coloured tinted glass may be permitted where it can be demonstrated that there will be energy efficiency gains.
- Reflective glass is not permitted.

COLOUR PALETTE

External colours must be approved by the Architectural Review Committee and must comply with the Surf Coast Shire Council subdued colours policy.

Darker colours are preferred and should be natural and recessive not bright and reflective. This will create a predominant base colour that blends more effectively with the colours of the surrounding coastal environment.