

The Purchaser Stretton Torquay

Overview

Willana Associates Pty Ltd is an Urban Planning and Project Management firm and as been engaged by Stretton Developments to undertake an assessment of proposed developments at Stretton Torquay.

The developers have been insistent that the new residential estate master plan captures the essence of Torquay. This desire stems from a long involvement with the land in and around Torquay, some of it back as far as the 1850's.

The developers understand that the future of Stretton Torquay will be determined by the built form; the landscaped vision; the sympathetic approach to building resilience and a healthy community lifestyle. The master plan design and subsequent design code have been prepared to assist in the delivery in their vision and to ensure that the vision is also protected for those who invest on the estate.

Accordingly, to promote quality of house design, to blend with the master plan objectives, Stretton Developments have produced the Stretton Design Code (the Code). The Code is a document that is included in the contracts for sale of the land and will inform the development standards for each allotment.

The Approval Process

The applicant must complete the standard Application Checklist Form (ACF) as attached. The ACF underpins the assessment process. Willana Associates will assess each application based on the merit of the design; the check list submission and an assessment against the criteria set out in the Code. Stretton Developments will coordinate the assessment and where applicable, provide informed input into the process.

Fees

The initial assessment fee is \$495.00 including GST. The fee is payable at the time of lodgement of applications for assessment. **The assessment process will be initiated upon confirmation of payment.** Payment details are provided below.

Bank:	Westpac
Account Name:	Willana Associates Pty Ltd
BSB:	032-152
Account No.	131225

Note: Please include the Lot Number in the payment reference section.

Lodgement of Application & Enquiries

For any queries as to the application process or inclusions, please direct them to:
enquiries@strettontorquay.com.au.

Please lodge your full application, including your remittance advice, to:
enquiries@strettontorquay.com.au.

Congratulations on being part of the Stretton estate community. We look forward to hearing from you soon.

Yours sincerely
Willana Associates Pty Ltd



Vicki A. Shirlaw
Managing Director
Project & Construction Management



STRETTON TORQUAY DESIGN CODE ASSESSMENT CHECKLIST

Property Address:	
Lot and DP:	
Description of proposal:	
Assessment Fee Receipt/ Transaction Number:	

Based on the information provided, review the drawings in relation to the checklist and Code. Provide comment where necessary.

KEY DESIGN ELEMENTS	COMMENT	YES	NO
Is a front fence of a complementary design proposed?			
Has landscaping been included in the front setback?			
Does the dwelling address all street frontages?			
Has a covered entry been provided?			
Is a letterbox indicated on the plan?			
Is the front, primary building line set back at least 5m from the boundary?			
Is the garage set back from the primary building line at least 1m?			
Do side and rear setbacks allow for a 6m x 6m open space area and adequate landscaping?			
Is the upper level setback from the rear boundary?			
Is the design adequately articulated?			
If a zero lot line has been included is it on the southern side of the lot?			
Are upper level walls which are 10m in length, set back at least 1m from the boundary?			
Are ground floor walls zero lotted for less than 8m in length?			
Site Cover Is the site coverage \leq 50% of the site area?			
Have the hard and soft areas been calculated?			



STRETTON TORQUAY DESIGN GUIDELINES ASSESSMENT CHECKLIST

KEY DESIGN ELEMENTS	COMMENT	YES	NO
Is landscaping indicated in the front setback and across the site, with a range of species clearly labelled?			
Have areas for bin storage, general storage and clothes drying been identified?			
Have natural features been retained?			
Does the house address all street frontages?			
Solar Access Is the dwelling orientated to allow passive solar design?			
Do living areas open onto private open space areas?			
Does the dwelling allow for good cross ventilation?			
Privacy and Surveillance Have the privacy impacts of the proposal been minimised?			
Where overlooking occurs has adequate screening been provided?			
Are all upper level openings adequately treated to address privacy?			
Is there a habitable room overlooking the street?			
Has clear pedestrian and vehicle access been provided?			
Is the garage restricted to a single width (maximum exposed façade width of 4m) on Lots with frontages less than 12.5m wide? Note: Double garages are only permissible on lots >12.5m in width.			
Is the garage door setback 0.5m from the front façade and 5.5m from the front boundary?			
Is the garage door: ✓ Less than 50% of the width of the house. ✓ No wider than 6m ✓ Maximum 2.4m high			
Where the lot is east-west, is the garage located to the south? OR Where the lot is north-south, is the garage located to the west?			
Does the design ensure that the garage does not dominate the streetscape and the width of the garage is minimised?			



STRETTON TORQUAY DESIGN CODE ASSESSMENT CHECKLIST

KEY DESIGN ELEMENTS	COMMENT	YES	NO
Has landscaping been provided between the driveway and the side fence?			
Has a visible entry area which provides shelter for people entering the house been provided?			
Have well considered verandahs or pergolas which integrate with the design and provide shade on northern and western aspects been provided?			
Do balconies or terraces provide useable external areas which also provide passive surveillance?			
Have the materials and proportions of the dwelling been considered and detailed?			
Has the roof design been considered in terms of character, slope and provision of shading?			
Have eaves of at least 450mm (to the fascia) been provided for all pitched roofs (except where roof portion is zero lotted)? Where practical have 600mm eaves been included?			
Has the roof servicing, including solar panels, aerials, dishes, air conditioning and hot water systems been designed so none are visible from the street?			
Does the landscaping provide a range of open space areas including a primary private open space area of 6m x 6m, with a range of tree and plant species?			
Do open space areas maximise solar access (minimum of 3 hours or more of sunlight between 9am – 3pm on June 21)?			
Has a 3-6m tree been provided in the front setback?			
Is the front fence between 600mm and 1000mm?			
Are the side and rear fences of the required timber design, to a maximum height of 1.8m?			
Has the design ensured that no retaining wall on the boundary over 1m is proposed?			
On corner lots, does a minimum of 30% of the lot length frontage contain a front fence?			
Has the design incorporated accessible elements to meet the needs for residents of all ages?			



STRETTON TORQUAY DESIGN CODE ASSESSMENT
CHECKLIST

THIS SECTION IS FOR OFFICE USE ONLY



STRETTON TORQUAY DESIGN CODE ASSESSMENT CHECKLIST

DETERMINATION

Compliance:	
Compliance with amendments:	
Refusal	
Additional Information required:	

Assessment by:

Signature:

Name:

Title:

Date: