

## **The Purchaser Stretton Torquay**

### Overview

Willana Associates Pty Ltd is an Urban Planning and Project Management firm and have 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 guidelines have been prepared to assist in the delivery in the 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 Guidelines (the Guidelines). These form part of 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 Guidelines. Stretton Developments will coordinate the assessment and where applicable, provide informed input into the process. We envisage that the assessment will be completed within 5 working days from receipt of payment.

### 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.*

On receipt of payment, an email will be forwarded to the contact person nominated for the project, advising of the commencement of the assessment.

#### Contact Information

All enquiries relating to the assessment process and/ or payment can be forwarded to [enquiries@strettontorquay.com.au](mailto:enquiries@strettontorquay.com.au). Alternatively, please feel free to call our office on 02 93996500.

Yours sincerely  
**Willana Associates Pty Ltd**

*Vicki A. Shirlaw*

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**Director, Project & Construction Management**



**STRETTON**  
TORQUAY

# MAKE STRETTON TORQUAY YOUR FAMILY'S LEGACY

## STRETTON TORQUAY APPLICATION FORM AND CHECKLIST



Please complete the details below.

Lot Number:	
Owner's Name:	
Owner's email address:	
Name and contact details for this application (if on owners behalf):	
Description of proposed building:	

### The Process

Please complete the attached checklist to assist in the assessment of your application. The checklist is based on the performance criteria outlined in the Stretton Torquay Design Guidelines (the guidelines). Completing the checklist will assist in ensuring that the building designs have responded appropriately to the Guidelines.

Upon completion, the checklist and plans can be sent electronically to:

[enquiries@StrettonTorquay.com.au](mailto:enquiries@StrettonTorquay.com.au)

or alternatively mailed as hard copy to:

Stretton Assessments  
Willana Associates Pty Ltd,  
PO Box 170  
Randwick NSW 2031.

As a minimum, Architectural Plans should include a site plan, floor plans, elevations and sections to scale at either A4 or A3. Documents should also include details of finishes for the external appearance of the building.

# STRETTON TORQUAY APPLICATION FORM AND CHECKLIST



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## The Checklist

PRINCIPLE	KEY DESIGN ELEMENTS	YES	NO	
PRINCIPLE 1 – Streetscape	Is a front fence of a complementary design to the dwelling?			
	Does the dwelling address all street frontages?			
	Is a letterbox indicated on the plan?			
PRINCIPLE 2 – Building Set-backs	Is the front, primary building line, setback at least 5m from the boundary?			
	Is the garage setback 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 10m in length, set back at least 1m from the boundary?			
	Are ground floor walls, with a zero setback, less than 8m in length?			
PRINCIPLE 3 – Site Planning	ISite Coverl Is the site coverage · 50% of the site area?			
	Have the hard and soft areas been calculated?			
	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?			
	ISolar Accessl 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?			
	IPrivacy and Surveillancel 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?			
	PRINCIPLE 4 – Garages and Driveways	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?		
		If not, has adequate provision been made for solar access into living spaces and private open space?		
		Does the design ensure that the garage does not dominate the streetscape and the width of the garage is minimised?		
		Has landscaping been provided between the driveway and the side fence?		

# STRETTON TORQUAY APPLICATION FORM AND CHECKLIST



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## The Checklist

PRINCIPLE	KEY DESIGN ELEMENTS	YES	NO
PRINCIPLE 5 – House form, roof and feature elements	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 considered?		
	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?		
	Has the roof servicing, including solar panels, aerials, dishes, air conditioning and hot water systems been designed so they are not visible from the street?		
PRINCIPLE 6 – Landscaping area and private open space	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?		
PRINCIPLE 7 – Fencing	Is the front fence between 600mm and 1000mm?		
	Are the side and rear fences, of the required timber design?		
	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?		
PRINCIPLE 8 – Building for All Ages	Has the design incorporated accessible elements to meet the needs for residents of all ages?		