

The Purchaser  
Stretton Torquay

## Overview

Willana Associates Pty Ltd is an Urban Planning and Project Management firm, engaged by Stretton Developments (the developers) to undertake an assessment of proposed developments at Stretton Torquay.

The developers have been insistent that the new residential master plan capture the essence of Torquay. This desire stems from a long association with the land in and around Torquay: some of the landholdings dating back to the 1850's.

The developers appreciate 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 has been prepared to assist in the delivery of the vision for Stretton and to ensure that it is protected for those who make the investment to live within this community environment.

Accordingly, to promote quality housing design and to accord with the master plan objectives, Stretton Developments has produced the Stretton Design Code. The Design Code forms part of the Contracts of Sale of the land as it informs 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 its design; the completed checklist submitted and an assessment against the Design Code.

The assessment process will be completed within 14 working days from receipt of the required payment. The assessing officer, on some occasions, may provide preliminary advice on a draft scheme but the advice will not include a full assessment of the proposal.

## Fees

The initial assessment fee is \$495.00 including GST. The fee is payable at the time of lodging the application/s for assessment. The assessment process will be initiated upon confirmation of payment. It is advised that, a remittance advice be sent to [enquiries@strettontorquay.com.au](mailto:enquiries@strettontorquay.com.au) as a receipt of payment.

Continued advice/ correspondence entered into regarding, for example, the assessment of the application; the Design Code intent; refusal to comply with the Code or similar, will incur an additional fee of \$150 p/h (excluding GST) and will be payable prior to the release of the stamped application.

Payment details are provided below. Credit card payment will not be accepted.

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

NOTE: PLEASE INCLUDE A LOT NUMBER IN THE BANK REFERENCE FIELD

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

#### 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).

Yours sincerely  
**Willana Associates Pty Ltd**



**Vicki Shirlaw**  
Director



## STRETTON TORQUAY DESIGN GUIDELINES 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 guidelines. 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			



## STRETTON TORQUAY DESIGN GUIDELINES ASSESSMENT CHECKLIST

KEY DESIGN ELEMENTS	COMMENT	YES	NO
Is the site coverage $\leq$ 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?			
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			



## STRETTON TORQUAY DESIGN GUIDELINES ASSESSMENT CHECKLIST

KEY DESIGN ELEMENTS	COMMENT	YES	NO
✓ 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?			
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, aerals, 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?			



## STRETTON TORQUAY DESIGN GUIDELINES ASSESSMENT CHECKLIST

KEY DESIGN ELEMENTS	COMMENT	YES	NO
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?			

END FORM



## STRETTON TORQUAY DESIGN GUIDELINES ASSESSMENT CHECKLIST

### DETERMINATION: FOR OFFICE USE ONLY

Compliance:	
Compliance with amendments:	
Refusal	
Additional Information required:	

Assessment by:

Signature:

Name:

Title:

Date: