



**STRETTON**  
TORQUAY

Design Code

## INTRODUCTION

Stretton Torquay (Stretton) is a housing estate that has been designed with a focus on community, healthy living and environment. The overall development plan has been underpinned with key objectives that promote:

- a sense of community
- an affinity with the land's coastal location
- a respect for the environment
- a healthy lifestyle

### Purpose of the Code

To ensure delivery of the vision and to protect the objectives for the Estate, Stretton Developments has prepared the Stretton Torquay Design Code (STDC). The STDC is in place to ensure that appropriate standards, of architectural design & construction quality, are achieved for each dwelling. The STDC has also been prepared to allow a degree of freedom for individual design.

The STDC has been developed through consultation with urban designers, architects, planners and landscape architects to achieve sound planning and design outcomes for Stretton. The STDC specifies minimum design requirements to be applied as a baseline for all projects on the site. They also champion other guidelines/ codes of best practice which are encouraged wherever possible.

Torquay is a coastal location with strong character elements that distinguish the settlement from more metropolitan locations. The use of materials and dwelling designs that enforce this character is a strong focus of the Design Code and must be adhered to in the early design process. This focus builds on the work undertaken by the Surf Coast Shire Council. In particular, the STDC must be read in conjunction with the Surf Coast Shire Design Book, October 2010 and any supporting documentation attached to your contract for the purchase of your Lot/s. All new dwellings in the Stretton Estate, including any future alterations and/ or additions, must be designed in accord with the STDC. This is to ensure that the expectations of current landowners, developers and the future community are met throughout the guided development of the built and natural environment.

The flexibility in the STDC may, at times, result in "alternate" solutions that on reflection do not achieve the desired outcomes for the Estate. Consequently, there may be dwellings within the Estate that, in hindsight, do not meet the longer term objectives. The design of a particular existing development, within the Estate, does not mean that a similar design will be endorsed by Stretton Developments.

Stretton Developments has strived to create neighbourhoods that provide high quality streetscapes, safe and useable pedestrian and cycle networks and a series of local parks. The vision is to achieve a public domain that the future community will be proud of and respect. In parallel, Stretton Developments acknowledges that well designed homes are enjoyable and comfortable to live in; sustainable to run and provide for a higher level of amenity. These outcomes promote a more enjoyable and healthier lifestyle leading to a better sense of community..



## REVISION OF DESIGN GUIDELINES

As part of an ongoing commitment - to have a Code that stays relevant to the expectations of all parties - the STDC will be subject to an ongoing review process. Amendments will be made after taking into account feedback received from the various stakeholders interested in the development of the community, especially builders and new homeowners. This will include reviewing feedback on how the STDC have been applied to various projects within Stretton Torquay.

### Amendments:

Amendment: 1 September 2015 - Stage 2 (Version 2)

Amendment: 2 November 2016 - Stage 4 (Version 3)

Amendment: 1 May 2017 - Stage 5 (Version 4)

Amendment: 21 June 2019 - Stage 6 (Version 5)

Amendment 1 July 2021 Stage 7 (Version 6)

Amendment 23 July 2024 Stage 8 (Version 7)

Amendment 19 December 2025 Stage 9 (Version 8)

## PROCESS

The design approval process aims to encourage thoughtful design responses and to regulate the form and landscape of Stretton Torquay. The design approval process applies to any dwelling, building or works proposed for all lots within Stretton Torquay, including fencing and landscaping. No buildings or works may be carried out unless prior approval is obtained in accordance with this Process.

Appendix A, to the Code, provides information relating to the design review process and account to make payment. Please forward your completed application form (which can be downloaded from our website: [www.strettontorquay.com.au](http://www.strettontorquay.com.au)) together with all relevant documents to [enquiries@strettontorquay.com.au](mailto:enquiries@strettontorquay.com.au).

Please note an initial assessment fee of **\$595 p/h (including GST)** is applicable to each application. The payment will activate the review of the application. Continued correspondence/ discussion on the design will incur a time charge rate of **\$176.00 p/h (including GST)** at the assessor's discretion.



## KEY DESIGN PRINCIPLES

The STDC is based on key, guiding design principles. Each of the principles are explained in detail and provide reference as to how each principle can be achieved. The relevant principle also refers to those activities which must be implemented in the design outcome.

## KEY PRINCIPLES

1. Streetscapes.
2. Site Planning.
3. Building Setbacks.
4. Garage and Driveways.
5. House Form, Roofs and Feature Elements.
6. Landscaped Area and Private Open Space.
7. Fencing.
8. Planning for All Ages.

## PRINCIPLE 1 – STREETSCAPES

The streetscape is a major contributor to the quality of the overall neighbourhood. The landscape character of the street is created by well-defined front gardens, street trees and the visibility of the house.

The inclusion of a front fence is preferred so that a more useable front garden is created. Front fencing will clearly define the lot boundary; the street edge and the private space. This will help encourage use of the front garden as well as increasing surveillance and activation of the street.

Corner lot homes are also significant as they provide landmarks and means of way-finding. For corner lot homes, the guidelines specify that both street frontages must be addressed. The sides and rear of a dwelling are commonly considered less important than the street façade, yet are still viewed by neighbours. It is necessary to pay considered attention to their design and detailing.

Generous front verandahs and entry porches should be considered as additional outdoor living areas which also provide opportunities for residents to engage with other residents or passers-by.

### Implementation of Streetscape Principle

- ✓ Create attractive landscaped front gardens that include a range of small trees and low planting that adds to the streetscape.
- ✓ Street facade materials are to 'turn the corner' by continuing to wrap around to the secondary facades.
- ✓ Letterboxes are to be incorporated into the design.
- ✓ Fencing material finishes should be consistent with the character of the street.
- ✓ Landscape structures, within the building setback, must not include:
  - Any built structures i.e.; brick/ timber fencing or the like, greater than 1m in height.
  - Any advertising signage without consent of either Stretton Developments and/ or Surf Coast Shire Council.

*Please make further reference to Contract of Sale conditions and MCP provisions.*

## PRINCIPLE 2 – SITE PLANNING

A home should be sized and configured so there is sufficient space to allow for a useable rear garden, a landscaped front garden and space between neighbours. Bin and clothes drying areas should be in locations that are easily accessed and not visible from the street. Clothes drying areas also need to be in a sunny position.

The house should be oriented for optimum solar access, ideally with living areas to the north. It should address the street, with the house entry visible and clearly defined in the built form, providing suitable and useable open spaces.

The dwelling design should retain important natural features on the site and significant existing trees. A house plan should also provide sufficient vehicle access and parking. The design should ensure that visual and acoustic privacy is protected as well as solar access to the adjoining dwellings. Landscaped areas should be permeable to reduce stormwater run-off.

A wrap around balcony and garden enables a corner house to address both streets. Landscaping and covered outdoor spaces provide additional living space and help define the semi-private realm.

### Implementation of Site Planning Principle

- ✓ Garbage storage areas and drying areas must not be located in front of the front facade and should be concealed from the street as part of the overall house and garden design.
- ✓ The house design and landscaping must ensure the corner presents well to both streets.
- ✓ The building must be sited so as to take full advantage of solar access to north facing, habitable rooms.
- ✓ Windows to habitable rooms (north) should be sized to optimise solar access.
- ✓ All new buildings, including proposed alterations and additions, must seek to minimise privacy impacts to adjoining properties from living spaces and other active habitable rooms.
- ✓ Privacy impacts must be considered from balconies, particularly two or more storey dwellings.
- ✓ Consideration must be given to the location of external roofing units i.e. aerials, dishes, air conditioning condenser units. Locations and sizes must be included in architectural plans for prior approval.
- ✓ The building envelope must minimise overshadowing.
- ✓ The dwelling should be designed for good cross ventilation with well-considered placement for windows to draw breezes through the dwelling.

## SITE COVER

Site coverage and the footprint of the house must allow for:

- soft landscaped area which increases permeability to limit stormwater run-off;
  - diversity of built form;
  - privacy for both residents and their neighbours.
- ✓ The Site Plan must indicate the extent of hard and soft landscaping, tree size and their locations.
  - ✓ Site coverage is to be a maximum of 60% of the total lot area.
  - ✓ Provide storage areas within dwellings and garages.

## SOLAR ACCESS

Well planned homes provide a feeling of spaciousness, sunlight and privacy.

- ✓ At least half of the principal private open space should receive 3 hours or more of sunlight between 9am – 3pm on June 21 (winter solstice).
- ✓ Ensure the sun can access internal and external living areas.
- ✓ Orientate living areas to the north or east, facing landscaped areas where possible.
- ✓ Ensure the house is stepped back from the side boundaries to reduce over shadowing.
- ✓ Main living areas are to open directly onto the private open space with glass doors to allow adequate natural light into the dwelling.

## PRIVACY & SURVEILLANCE

Residential amenity is achieved, in part, by ensuring adequate privacy within the home while also providing opportunities for passive surveillance from those homes over the adjacent streets and public spaces.

- ✓ Locate windows, doors and decked areas to minimise overlooking adjoining private open space, particularly at the upper level.
- ✓ On corner lots, the house entry should be located on the long side of the lot to avoid an extended blank side with little surveillance.
- ✓ Provide a habitable room overlooking the street to provide passive surveillance. Where possible this should be a living room.
- ✓ Upper level openings on side facades, including upper level private open space, which are less than 3m from a neighbouring house need to meet the requirements of the Surf Coast Shire Council Planning Scheme and should be:
  - screened; or,
  - fixed with translucent glazing.
- ✓ Habitable rooms overlooking the private open space of a neighbouring house are to have sill heights at least 1.7m above finished floor level.

## PRINCIPLE 3 – BUILDING SETBACKS

Setbacks are one way of influencing the perceived density of the streetscape for the type of lots to which this guide applies. Providing adequate setbacks between houses also improves the character of the street and enhances diversity along the street elevation. These spaces are especially important at the upper level to maintain privacy and solar access. Setbacks must comply with the requirements of the Memorandum of Common Provisions, as well as the provisions below.

- ✓ Dwellings must be sited in accordance with the MCP Building Envelopes. This is a requirement of the Planning Permit for the site. It is beyond the authority of Stretton Development to vary these requirements.
- ✓ The front facade is to be set 5m from the front boundary as per building envelope controls.
- ✓ Standard lots: Eaves, fascias, gutters & sunblinds may encroach into the setback from the Front Street (shown by the Approved Building Envelope) by not more than 1.8m. Deck Steps and landings may also encroach but must have a maximum height of less than 700mm above the finished surface level.
- ✓ The upper level of the house must be adequately set back from the rear boundary to increase privacy and to improve solar access to the rear yard.
- ✓ Where a building's walls exceed 15 metres in length on a side or rear boundary, the wall is appropriately articulated to provide visual relief.
- ✓ Where permissible, zero side setbacks should be located on the southern or western side of the lot, if possible, to allow maximum solar access to the living areas of the dwelling.
- ✓ Upper level walls longer than 10m are to be stepped back a minimum of 1m and provide articulation.
- ✓ Where permitted, buildings should be zero lotted on the ground floor along a side boundary for no more than 8m and should have regard for the proximity of any adjacent buildings and window openings therein.

## PRINCIPLE 4 – GARAGES & DRIVEWAYS

In order to provide a diverse and attractive streetscape, the house façade should be the dominant feature. The garage should be viewed as a recessive element on the street elevation.

Where site conditions allow, garages should be located to permit solar access to the private open space and internal living areas of the dwelling. They should be located on the southern side of the east west facing lots and the western side of north facing lots.

The garage must be set back from the front façade and designed so that the entry and the house façade are the predominant features as this will reduce the visual impact on the streetscape. A simple design will also reduce the visual impact of the garage.

Reducing the width of the driveway at the street and incorporating the landscape elements around parts of the driveway provides a more attractive and walkable street.

A single garage door makes significantly less impact on the front façade of the house than a double one. It also allows a narrower driveway and a larger area of soft landscaping.

- ✓ Garages are restricted to a single width garage (maximum exposed façade width of 4 metres) on Lots with frontages 12.5 metres wide or less, to ensure they do not dominate the streetscape.
- ✓ Double width garages are only permitted on Lots greater than 12.5m wide (being the minimum lot width to which STDC applies).
- ✓ Single fronted tandem garages with one space behind the other are permitted.
- ✓ Triple garages are not permitted.

Garage doors to be set back at least:

- 0.5m from the front facade of the home.
  - 5.5m from the front boundary.
- ✓ Where applicable, garage doors are to be:
    - 50% of the width of the house.
    - no wider than 6m.
    - maximum 2.4m high.

Landscaping must be provided between the driveway and the side fence.

- ✓ Garages on corner lots should be accessed from the secondary street (unless solar orientation would be compromised). Setbacks for garages on secondary frontages are as follows:
  - garages on corner lots can be provided with a 2.0m setback from the side street boundary. Garages on side street frontages must not be located within 10.0 metres of the front façade to ensure an active street corner.
  - garages can be located with a 1.0m setback to the rear boundary of allotments.

## PRINCIPLE 5 – HOUSE FORM, ROOFS & FEATURE ELEMENTS

The quality of a residential neighbourhood is supported by the built form, which should be of a coherent and appropriate character, with opportunities for diversity. Such diversity is achieved by combining single and double storey elements and including features such as entry porticos, balconies, terraces, pergolas and sun-shading devices.

### PORCHES AND ENTRIES

- ✓ Provide a covered entry to the home at least 1.5m deep and be clearly visible from the street.

### VERANDAHS AND PERGOLAS

- ✓ Create a seamless link between internal and external living areas.
- ✓ Improve energy efficiency by shading windows.
- ✓ Appear as an extension of the house.
- ✓ Be made of durable materials, such as timber or metal, that integrate with the house design.

### BALCONIES AND TERRACES

- ✓ Provide usable external living areas for upper levels of the home.
- ✓ Provide additional opportunities for outlook to the street and garden, improving safety by encouraging passive surveillance.

### SUN SHADING

- ✓ Sunscreens and awnings comprised of timber battens or metal frames are encouraged.
- ✓ Sunscreens and awnings shade and protect openings, particularly on the northern and western elevations.

### MATERIALS AND PROPORTIONS

- ✓ Durability, detailing, appearance and diversity must be considered when selecting materials to ensure a high-quality appearance over time.
- ✓ Variety and individuality are important and considered materials selection creates a harmonious balance on the facades of the house.
- ✓ Well-balanced proportions are important for improving the appearance of the dwelling, helping to relate various elements such as doors, windows and entries.
- ✓ Well-proportioned elements on the façade of the dwelling, significantly improves its aesthetic value.
- ✓ Roof materials must be flat profile tiles, colour bond metal roofing (preferred) or for flat roofs, corrugated profile metal decking.
- ✓ Roof materials must be non-reflective, subdued colours.
- ✓ Building must be lightweight in appearance to suit the coastal location rather than exhibiting an inappropriate bulk and massing for the environment.
- ✓ Innovative use of a mix of materials is required to achieve a visual harmony with the environment including articulation in the built form.

- ✓ Face brick will be accepted that are based on a colour palette in natural tones or tones that complement other building materials. (N.B. The predominant use of red brick is unlikely to meet the coastal materials requirement described above).
- ✓ Reflective glass is not permitted.

## FACADES AND ROOFS

- ✓ **Eaves of at least 450mm (to the fascia) are required on all roofs (including skillion roofs) except where roof portion is zero lotted or a parapet roof solution is proposed. However, where practical, 600mm eaves should be considered to achieve an increased degree of shading to windows and for enhanced aesthetic appeal.**
- ✓ Where flat roofs are proposed (with no roof overhanging the external wall), alternative shading devices are required for all windows and doors.
- ✓ Parapet roof forms need to be considered within the overall streetscape and need to relate harmoniously with the neighbouring buildings.
- ✓ Low-pitched roofs behind a parapet need to successfully integrate with the side and rear elevations. Eaves are required, as outlined above, to those parts of the roof where no parapet is provided.
- ✓ Where eaves result in a variation to the Victorian Building Regulations 2006, in terms of light court requirements, the Applicant must pursue the 'Report and Consent' Process with Surf Coast Shire Council in the first instance.

## AERIALS AND OTHER ANCILLARY STRUCTURES

- ✓ Elements of modern living including aerials, satellite dishes, water tanks, air conditioning units and solar hot water units must not be visible from the street or other public spaces.
- ✓ Careful attention is required to ensure optimum orientation for solar collectors, while avoiding the potential of such items being viewed as roof clutter.
- ✓ Water tanks are not permitted on roofs.
- ✓ Downpipes are to be discreetly located or concealed within walls.

## PRINCIPLE 6 – COLOURS AND MATERIAL

Surf Coast Shire Sustainable Design Book (October 2010) represents the Stretton philosophy: that a home within the Estate should integrate ecologically sustainable design features, whilst creating a built form that exhibits a coastal feel. The Book is aimed at inspiring landowners, builders and designers to build homes that are responsive to the locality through the use of colour and materials.

### CHOOSING COLOURS

- ✓ The colour palette should reflect the Surf Coast Shire Sustainable Design Book (October 2010 – refer to page 31 and 32).
- ✓ Dark colour schemes within the Estate (ie, 50 % black or darkened materials) do not meet the criteria set out in Surf Coast Council Sustainable Design Book.
- ✓ A combination of subdued natural colours and a spot of vibrant colour will be viewed as appropriate for Stretton Estate.

### CHOOSING MATERIALS

- ✓ Your choice of material should consider environmental impacts (ie, a clever mix of lightweight materials aid in reducing the visual bulk of a building).
- ✓ When building in coastal environments, choose resistant materials that cope in harsh elements.
- ✓ Consider using timbers that will fade over time and be in harmony with the natural, coastal environment (ie, Silvertop Ash or Spotted Gum).

## COLOUR PALETTE



## MATERIALS



## PRINCIPLE 7 – LANDSCAPED AREA AND PRIVATE OPEN SPACE

A well-designed rear garden is sized and shaped to create maximum usable private open space, and to provide the opportunity for outdoor entertaining and recreation. The private open space should relate directly to the internal living area of the home. The rear garden may also contribute to attractive streets by including medium sized trees. In traditional streets the backyard trees add to the 'green and leafy' feel of the neighbourhood.

Rear yards should accommodate grassed areas, or open space with other soft, permeable ground cover, with good solar access.

Shade tolerant species should be used in areas with reduced direct sunlight.

Courtyards can be used to maximise the useability of available outdoor space. They also allow additional natural light and ventilation into the house.

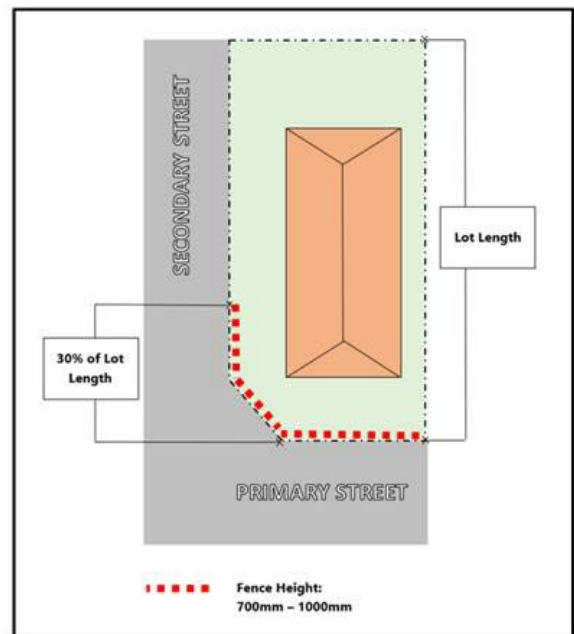
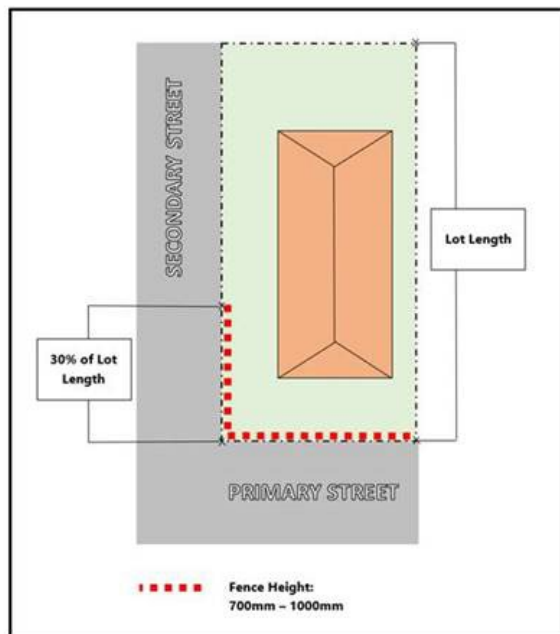
Ideally, courtyards should be orientated to the northern aspect to maximise solar access and should incorporate appropriate shade devices.

- ✓ Plan for generously designed outdoor spaces, rather than them being “left over” spaces around the dwelling.
- ✓ Create attractive landscaped front gardens that include a number of small trees and low planting that adds to the streetscape.
- ✓ Private Open Space should be at least 4m x 6m and easily accessible from the main, internal living area.
- ✓ Landscaped structures / screening exceeding 1m are not permitted within the front setback.

## PRINCIPLE 8 – FENCING

Side and rear fences are important in achieving privacy and security. They are also visible from many areas of the house.

- ✓ Front fences and side boundary fences forward of the building line must be between 700mm and 1000mm high.
- ✓ Side and rear fences must be constructed using timber palings, a timber cap and timber posts exposed to both sides of the fence.
- ✓ Side and rear fences to be a maximum of 1.8m high.
- ✓ Cut or fill on any boundary should not be greater than 0.5m. This, combined with the neighbouring land, ensures no more than 1m maximum retaining walls on side and rear boundaries.
- ✓ On corner lots, any front fence must continue around the corner to the secondary street and along that street frontage for a minimum of 30% of the lot length.
- ✓ On corner lots without a front fence, any side fence on the secondary street frontage must adopt a height between 700mm and 1000mm for the 30% closest to the primary street frontage.



## PRINCIPLE 9 –PLANNING FOR ALL AGES

As people get older many want to stay living in their own homes and as part of the community they know, for as long as possible. To do this they need independence and security; easy access around the house; a house designed to minimise the risk of trips and falls and may need to avoid having to use stairs. These requirements are not mandatory in the STDC but are encouraged as sustainable and desirable outcomes.

Thoughtful house design can minimise or even prevent the need for expensive modifications as home owners age. This may mean designing a single storey home or thoughtful planning, such as ensuring that the ground floor of a two-storey home always includes a bathroom and a space that can be used as a bedroom. Other features such as slightly wider corridors and larger bathrooms will also make life easier for homeowners in the years to come.

The Universal Housing Design Guidelines (Landcom, 2008) provides guidance on the design of homes to create and maintain strong and socially sustainable communities as the profile of our population changes over time. These guidelines are based on a review of the Australian Standards for Adaptable Housing and for Access and Mobility to identify those design features that Stretton believe are desirable to build in up-front to promote access for all ages (i.e. those things that cannot be changed later without major expense).

## GLOSSARY

### BUILDING

Has the same meaning as in the Building Act.

### BUILDING ACT

Means the act of the Victorian Parliament known as the Building Act 1993 and any re-enactment or replacement of the Act.

### BUILDING ENVELOPE PLAN

Means the plan which forms part of the Memorandum of Common Provisions and which shows the Approved Building Envelopes, certain setbacks and other related matters for the lots within the Plan of Subdivision No. PS81 1746X.

### BUILDING PERMIT

Means a building permit in terms of the Building Act.

### CORNER LOT

Means a lot on the Plan of Subdivision of which a street or road forms the frontage to two or more sides, including at least one side boundary of the lot concerned.

### FINISHED SURFACE LEVELS

Means the finished surface levels of the ground at the time of registration of the Plan of Subdivision.

### FRONT FACADE

The front of the building facing the street excluding articulation and details such as entry porticos and verandahs.

### FRONT FENCING

All fences or screening structures forward of the building line.

### FRONT STREET

Means the street or road which forms the frontage of the lot concerned. Where there is more than one road which adjoins a lot or where it may otherwise be unclear, the Front Street is the street with the greater Setback (in linear metres) as shown on the Building Envelope Plan.

## HABITABLE ROOM

Any room or area used for normal domestic activities, including living, dining, family, lounge, bedrooms, kitchen etc, but excludes service and amenity areas such as ensuite, bathroom, storerooms, laundry and garages.

## LANDSCAPED AREA

Any part of the site, at ground level, that is permeable and consists of soft landscaping, turf or planted areas, for the purpose of reducing stormwater run-off. It excludes driveways, parking areas, drying yards or other service areas, under crofts, roofed areas (excluding eaves <450mm wide), outdoor rooms, balconies, terraces, decks and verandahs.

## LOT

Means a lot on the Plan of Subdivision.

## MCP

Memorandum of Common Provisions.

## PLAN OF SUBDIVISION

Means the relevant plan of subdivision for a particular lot which incorporates the MCP.

## PRINCIPAL PRIVATE OPEN SPACE

A portion of the private open space that is easily accessible to the main internal living area of the home.

## PRIVATE OPEN SPACE

The areas external to a building, located behind the front facade, that serve as an extension of the home and are used for private dining, entertaining and recreational purposes and includes terraces, balconies, alfresco areas etc.

## SECONDARY STREET FRONTAGE

The building facade which addresses the longer street frontage of a corner lot.

## SITE COVERAGE

The percentage of land enclosed by external walls relative to the site area of an allotment, and does not include articulation elements, porch/ balconies/terraces, outdoor and alfresco rooms. It also does not include paved areas including driveways and paths.

## ZERO LOTTING

The external wall of dwellings being built on the boundary of the lot. These guidelines only permit zero lotting on the ground floor of dwellings and townhouse development.

## REFERENCES

Surf Coast Shire Sustainable Design Book, October 2010

Urban Design Guidelines Report, English Partners

NSW Government Metropolitan Strategy, Housing Strategy for Sydney

Guidelines for Higher Density Residential Development, Victorian Department of Sustainability and Environment

Liveable Neighbourhoods Edition 3 (2004), WA Planning Commission

Universal Housing Design Guidelines (2008), Landcom



## APPENDIX A

### MATERIAL TO BE INCLUDED IN SUBMISSION

An application for design approval, from the Stretton Design Review Panel (SDRP), must include two clear copies of plans at A3 size (or an email) containing the following information and drawing at minimum 1:100 scale:

- Site plan with dimensioned Setbacks from all boundaries, landscape and planting proposals with surface finishes clearly noted, all service equipment, fencing and outbuildings located and clearly noted.*
- Dimensioned and annotated floor plans including roof plan.*
- Include on plans terraces and deck layouts and location of windows and doors.*
- Dimensioned elevations from each side. Note wall heights, floor and ground levels.*
- Notation of plans and elevations or schedules of materials, finishes and colours.*
- Notation of the elements of the design that respond to constructed or approved designs for dwelling on adjacent lots, including proposed measures to protect the amenity of any neighbour's Private Open Space.*
- A plan which illustrates the proposed landscaping.*
- Location of air conditioning condenser units and ancillary equipment to the building such as water tanks.*
- Any other relevant information and images to allow a complete assessment of the application against the criteria in these design guidelines.*
- A completed application form (available at [www.strettontorquay.com.au](http://www.strettontorquay.com.au)).*
- The application fee payable to Willana Associates Pty Ltd.*

The SDRP will only consider applications that have considered the checklist as prescribed in the Appendix A to the Code (also provided in Appendix B to this document).

The SDRP may request further information from an applicant. If further information is requested, an applicant must provide that information within 14 days of the request or as otherwise agreed by the SDRP. If the applicant fails to provide further information within 14 days, the application will lapse.

### CONSIDERATION OF THE APPLICATION

The SDRP will consider whether an application:

- complies with the overall design philosophy of Stretton
- complies with the Memorandum of Common Provisions referred to in the plan of subdivision of which the land forms part
- is in accordance with the contract of sale
- complies with individual chapters of the design code
- has demonstrated that a variation to the design code is warranted under particular circumstances.

The SDRP may;

- approve an application;
- request further information;
- approve an application with amendments or;
- refuse an application that does not meet the objectives of the Design Code.

- Note: After receiving an application, submission of further information may be requested. The SDRP will aim to provide a decision to the applicant within 21 days. Each decision will be accompanied by a written statement outlining the reasons for the result.

## COMPLIANCE WITH STATUTORY REQUIREMENTS

*General: Please ensure that you refer to the current legislation and policies that guide development within Torquay.*

Stretton Torquay Design Code is additional to the statutory planning and building requirements of Surf Coast Shire. Approval of plans by SDRP does not imply that the plans comply with other statutory approval requirements. Building Permits must be obtained for all works in accordance with the current Building Regulations Victoria and to the requirements of the current Building Code of Australia.

The use of the site is subject to the provisions of the Surf Coast Planning Scheme.

A planning permit is generally not required to construct a dwelling on a Lot greater than 450m<sup>2</sup> provided that the requirements of the planning scheme are met however, applicants are advised to obtain their own advice in respect to any statutory approval requirements as pertaining to their proposed use including any building design proposed. Please note that information relating to statutory requirements may change as planning instruments are updated and modified.

The following information is an extract from Surf Coast Shire's "When do you need a building Permit" guide and is current as of the date of this document.

1. *Must comply with the current Building Code of Australia (including structural safety, fire rating, health and amenity requirements)*
2. *Must comply with the current Building Regulations (including siting requirements, wall height, restrictions, setbacks, etc)*
3. *Cannot be built on vacant allotment without Council consent*
4. *Must comply with all provisions of the Act and Regulations including those above. This is determined by the process of issuing of a building permit*
5. *Council Report and consent required to vary a regulation under Part 4 of the Building Regulations 2006*
6. *An approved planning permit issued by Surf Coast Shire may be required to carry out building works exempted under the current Building Regulations.*

## APPLICATION CHECKLIST

The application checklist can also be found at <https://strettontorquay.com.au/guidelines/>.

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   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?			

KEY DESIGN ELEMENTS	COMMENT	YES	NO
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?			
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?			

KEY DESIGN ELEMENTS	COMMENT	YES	NO
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?			
Does the colour scheme accord with the Surf Coast Shire Sustainability Design Book (October 2010).			
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?			
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?			

#### DETERMINATION

Compliance:	
Compliance with amendments:	
Refusal	
Additional Information required:	

## APPENDIX B

RELEVANT PAGES FROM THE SURF COAST SHIRE SUSTAINABLE DESIGN BOOK  
(OCTOBER 2010)



# Textures and colours

Colours that reflect the diverse natural environment, extending from the coast, to native bush and farmland are an integral part of the Surf Coast identity.

You can find inspiration for colours in many places such as the rich orange of exposed cliffs at dawn and dusk, yellow sandy beaches, cool ocean blues, natural earth hues and eucalypt greens and greys, as well as the buildings next door and the vibrant streetscapes in towns.

Colours that reflect the natural environment of an area will limit visual intrusion in sensitive landscape areas.

Also consider the environmental credentials of external finishes, such as durable external materials/ paints and paints that are low in volatile organic compounds (VOC). Conventional paints contain petroleum based solvents that release solvent fumes into the atmosphere and can trigger breathing problems in some people.



**Top row:** subdued natural colours  
**Middle row:** vibrant beachy colours  
**Bottom row:** subdued natural colours

# Materials

Your choice of materials affects the aesthetics of a building as well as its thermal performance. Materials also have an environmental impact through the use of resources, energy used for production and transportation, and waste creation. Whatever your vision is for your home, look for materials which meet aesthetic needs and are environmentally sustainable.

Things to consider are:

- Lightweight materials and the clever use of a mix of external materials and finishes can help reduce the bulk of buildings and provide architectural interest.
- Heavyweight interior materials (e.g. concrete floors and interior brick walls) have good thermal mass qualities. They absorb and retain heat from the sun during the day and slowly release this heat in the evening, when the house is cooler. If your house is designed for passive solar gain, these materials will absorb the sun's heat to warm the building and will help stabilise its internal temperature.
- When building in a coastal environment, choose materials that are resistant to the coastal elements of salt, wind and sand.
- Recycled materials can reduce the embodied energy used to create building products and can sit well within sensitive landscapes. Consider concrete with recycled aggregate and cement substitutes, recycled steel or recycled timber.
- Double or triple glazed windows provide insulation from both hot and cold conditions. Tinted or toned windows may limit the warmth from winter sun and can distort and discolour views.
- Denser hardwood timbers are durable options that fit with the Surf Coast characteristics. Spotted gum and Silvertop Ash for example have the ability to fade to grey and be in true harmony with the surrounding landscape and natural vegetation. These timbers should be sourced from a local supplier committed to sustainable practices.

