



updated
development plan
amendment report



110 south beach road
north torquay

prepared for
Stretton Developments

prepared by

willana
a s s o c i a t e s

contact information
Stuart Harding

PO Box 170
Randwick NSW 2031

p: (02) 9399 6500
f: (02) 9399 6555
www.willana.com.au

Job No: 9660i
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ABN 93 868692799

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1 introduction

1.1 The Client

This report has been prepared by Willana Associates Pty Ltd on behalf of Stretton Developments in respect to land at 110 South Beach Road, Torquay.

Stretton Development is seeking minor amendments to the approved Development Plan for 110 South Beach Road, Torquay (the Site). The amendments relate to internal road realignments to ensure the road layout better relates to the context of the Site. This will allow for additional ocean views, the relocation of a small neighbourhood park on the Site and the inclusion of some medium density development within the subdivision.

1.2 The Background

The original plan, prepared by Bosco Johnson Pty Ltd on behalf of Ritzcorp P/L, was approved by Council in October 2011.

This plan was superseded by an amended plan adopted by Council on 25 January 2012. The main modifications included the following:

- The inclusion of a Secondary school site at the Surf Coast Highway frontage.
- The inclusion of a Primary school site at the Horseshoe Bend Road frontage.
- Minor changes to the internal road network.
- Minor changes to the open space network.

This Development Plan has been updated following an email from Surf Coast Shire, dated 14 October 2016 requesting some additional details of the plan. These matters have been addressed in this updated version of the report.

1.3 This Report

This report relates to some further minor amendments to the Development Plan relating to changes to the internal road for better reflect the topography of the site and the opportunity for view corridors, the addition of additional areas of medium density development and an additional neighbourhood park. These changes will have a minor impact on the already approved outcomes for the land.

The report is divided into the following sections.

Section 1 This introduction.

Section 2 The Site and locality.

Section 3 A response to strategic planning design issues.

Section 4 A response to the subdivision layout provisions.

Section 5 The conclusions.

1.4 The Context

The amendments are sought to improve the overall amenity of the Stretton Torquay development. The minor changes to the internal road alignments will ensure the development better relates to the coastal context of the area and the topography of the site.

The inclusion of the additional neighbourhood park will provide additional passive and active recreational space for the surrounding residents and contribute to the overall “natural” aesthetic of the development. The incorporation of some areas of medium density ensures that the sustainability of the overall development will be improved. The increased density will provide additional residential diversity within an existing urban growth area, reducing the pressure on new green field sites.

The minor changes to the internal road network have not affected the access in and around the site. The future bus routes will remain relevant and the shared cycle and pedestrian routes have been accommodated.

1.5 The Site

The Site, South Beach Farm, is known as 110 South Beach Road, Torquay and is legally described as Lot 1 in plan number LP206421. The Site is approximately 4km north of Torquay Town Centre and before development commenced, comprised a total area of 63.83ha.



Photograph 1 | View of the Site from South Beach Road and Horseshoe Bend Road intersection.

2 the design

2.1 The Vision

The vision for the future of the land is to remain consistent with the original development plan. The vision is to achieve a high quality living environment that integrates with developments within its proximity and that takes full advantage of the site's coastal location. It will create an energetic and diverse community that adds to the existing vibrancy of Torquay and surrounding neighbourhoods.



Photograph 2 | The Site enjoys a prominent Coastal location.

2.2 The Brief

The amendments to the internal road network reflect a fine tuning of the design to better respond to the natural topography and capitalise on the coastal location and street vistas. Stretton Drive, the main road corridor, will link South Beach Road through to Horseshoe Bend Road, running east / west through the site and significantly improve the legibility of the development as a whole. Incorporating views from the road corridors to the ocean is essential in delivering an estate with the required coastal character. Stretton Drive has been adjusted to capitalise on the ocean views in a south easterly direction.

The general concept around the amended open space plan for the site is to provide a continuous link of useable open space along the south of the site. The park lands will provide a mix of passive and active recreation spaces and includes a series of walking and cycle paths which link with the main shared path running through the site from west to east.

A neighbourhood park is also proposed in the north western quadrant to maintain the landscaped setting of the site and allow for additional accessible parklands for residents surrounding that section of the site. The new neighbourhood park has been incorporated to ensure a continuity of character within the subdivision.

The park has been located at a natural high spot on the Site to afford views of the ocean. These are reinforced by the new location of Stretton Drive which maximise views to the south east as the topography falls away towards the coast.

Some small sections of medium density development will be included within the existing, approved subdivision. This will respond to the demand in the market for a diversity of dwelling options at a range of prices. The provision of increased density will reinforce the commitment of the Site to sustainability with uncompromised amenity for the future residents and maximises the usage of surrounding open space and other civic facilities. These lots will cater for residential flat buildings that will be clustered around open space areas to allow for easy access and to maximiser proximity to the recreation facilities.

2.3 The Amendments

The proposed amendments address a number of modifications to the original Development Plan. The modifications are summarised below:

- Changes to the internal road alignments to reflect the topography of the Site.
- Changes to the orientation and direction of Stretton Drive at various points within the subdivision.
- Inclusion of a neighbourhood park in the north western quadrant of the subdivision.
- Inclusion of some small areas of medium density development across the Site.

No changes are proposed to the interface of the existing external road network with the internal roads of the Site, as previously approved. All vehicular entrances and exits to Stretton will remain as approved.

2.4 The Development

The amended development plan can be found as **Attachment A** to this report. The plan is supported by calculation sheets demonstrating that the Development Plans meets the required planning outcomes. These include **Appendix B** – Land Budget Sheet, **Appendix C** – Open Space and Drainage and **Appendix D** – Movement Plan, details access for the site.

The plans adopt the fundamentals of the already approved development plan in terms of the overall road hierarchy and drainage network. In particular, the road hierarchy is in accordance with the cross sections provided in the North Torquay Outline Plan (as amended). These cross-sections are as per previously negotiated with Council.

The amended plan now incorporates a greater extent of medium density housing solutions provide in the mix of either attached housing (including townhouses) or as future residential flat buildings. These higher density outcomes have been located around open space areas to maximise the benefit in providing recreational spaces in key locations.

The deletion of a small local park along South Beach Road has enabled the transfer of open space to a more robust hillside park of approximately 8000 m² and a better proportioned local park of approximately 1500 m² at the core of the site. These spaces are sufficient in area to ensure the provision of the required facilities expected of these spaces. The final size of the spaces will be determined at planning permit stage where the detailed design puts in place the required facilities.

2.5 Amended Areas

The areas of the site have been amended to the following breakdown identified in the table below. The amended layout includes 31.8 ha proposed as residential land nett of all roads and 47 ha including local roads. There is also 4.81 ha as parklands although this area may be adjusted to 10% subject to more detailed design in the planning permit. These are detailed in appendix B – Land Budgets.

In addition, there is some 4.22 ha set aside for stormwater retention that has been excluded from the parklands areas. A breakdown of the open space and retention areas has been provided in the plan provided as Appendix C to this report. The development plan layout reflects the intention to provide the desirable amount of open space being 10% of the residential land component.

Table 2.1 | Lot size breakdown for Stretton.

Area	Approximate Lot Mix
0-349m ²	35
400-449m ²	20
450-499m ²	300
500-549m ²	170
550-649m ²	45
650m ² +	22

Table 2.2 | Open Space Breakdown for Stretton

Park	Area (Hectares)
Park A	0.63
Park B	0.82
Park C	0.65
Park D	1.46
Park E	0.48
Park G	0.77
Total Open Space	4.81
Park D + Detention Basin	2.65
Park G + Detention Basin	1.57

3 strategic planning

The fine tuning to the Master Plan has resulted in minimal change to the approved Development Plan. As a result there are only a few aspects of the amended plan where further commentary is required in understanding the proposed changes. These are in relation to the strategic planning context which was addressed in the original Development Plan.

3.1 State Planning Policy Framework

Since the original Development Plan was approved a new Victorian Coastal Strategy 2014 has been released. In this document the Torquay area is identified as being a having “medium growth or support growth”. The Torquay / Jan Juc area is also identified throughout the G21 Regional Growth Plan as an area of short term residential growth areas. Consequently, as part of the refining process of the subject development the proposal has been designed to further meet the strategic considerations for the area. The proposal now includes a more considered design and additional areas of medium density development to reflect its context.

The State Planning Policy Framework has been reviewed in relation to the proposed amendments to the Development Plan and the relevant sections have been addressed as follows.

Clause 11.02 – 1 Supply of urban land

The amendment to the proposal will provide additional density within an urban growth area and better respond to the natural elements of the landscape. This will, in part, be achieved by providing additional pockets of medium density development around open space. The changes to the road alignment will further enhance the coastal character of the subdivision by allowing for ocean views from the high areas of the site. The amended road network will also respond to the topography of the area to assist these views.

Clause 11.05-5 Coastal settlement

The proposal will respond to the coastal context of the area and will be in keeping with the strategies of this clause. The proposed amendments to the subdivision pattern will further enhance the relationship of the subdivision to the coast by providing additional views and vistas from the main avenue through the development. The changes to the internal road network will also allow for opportunities from the individual lots for views to the east. The approved links to South Beach Road will be maintained at Stretton Drive, Fischer Street and Legacy Drive.

3.2 Local Planning Policy Framework

Clause 21.08 Torquay – Jan Juc Strategy

The key strategies of this clause have been addressed as follows in relation to the proposed amendments to the Development Plan. In terms of the overall scheme the amendments are minor and remain consistent with Clause 21.08.

In relation to the principles relating to Settlement, Built Environment and Housing, this amendment to the development plan reflects the advanced stage of the subdivision and the additional infrastructure now included within the proposal. The site now contains land for a Primary School and a recently completed Senior School campus that provides key services and infrastructure. The proposed changes respond to the topography of the site to better reflect and enhance the coastal character of the area. The amendments include areas of medium density housing which will provide additional housing diversity and affordability focused around key open space areas and within the vicinity of the proposed activity centre identified to the south of the site on the Torquay –Jan Juc Framework Map. The subdivision will include a range of lot sizes (as indicated in Table 2.1) and configurations to cater for the changing house needs.

The previously identified area of conservation has been further investigated. Mark Trengove Ecological Services, provided an assessment of the conservation area on the site. It was concluded that the vegetation has “*no bioregional conservation significance*” which was demonstrated to Council representatives at a subsequent site inspection. Consequently the area previously included as conservation land has been incorporated into the larger open space area.

No changes are proposed to the interface of the internal and external road networks for the subdivision. The previously approved links to South Beach Road Stretton Drive, Fischers Street and Legacy Drive have been maintained. The amendments to the alignment of Stretton Drive will better reflect the unique character of the area and improve the overall legibility of the development as a whole. The ribbon park system, coupled with the scattered neighbourhood parks, allows for a network of high quality open space and enhances the natural and coastal character of the area.

The site includes shared cycle and pedestrian paths. The alignment of the paths is indicative of the potential paths identified in the Pathways Strategy Maps 2012. A shared path way will run from the Surfcoast Highway in the west, along Hillside Parade, down White Street and then along the ribbon parks and through to Horseshoe Bend Road. There will also be north/south links up Fischer Street.

Extensive onsite detention basins have been included in the design. The two locations of the onsite detention basins have been considered in detail and have been further refined through the engineering design for the site.

Torquay North Outline Development Plan – Revised 2012

The Torquay North Outline Development Plan was previously addressed in the approved Development Plan. This document was revised in 2012 in order to “ensure there is alignment between current land use, the approved development plans and sustainable and community best practice design, the ODP (Outline Development Plan) has been reviewed and revised to include the relevant content”.

As revised the Torquay North Outline Development Plan (TNODP) includes:

- The Community and Civic Precinct – which includes the Shire offices and recreation reserve,
- Planned education facilities, comprising both a primary and secondary school,
- Proposed neighbourhood activity centre with walkable catchment,
- Opportunities for medium density housing,
- Urban arterial and collector street network,
- Existing and proposed bus route,
- Drainage reserves,
- Conservation areas featuring wetlands and patches of remnant vegetation, and
- Open space linkages and local parks, highlighting playground locations.

The proposed amendments to the approved Development Plan for 110 South Beach Road are consistent to the TNODP and will better respond to the desired outcomes in the following ways:

- The proposal incorporates additional areas of medium density housing within proximity to open space areas.
- The site includes a service road, running along the north or the site, with the opportunity to allow for a cycle way.
- A linear park network has been maintained along the southern section of the Site.
- The key transport links of Fischer Street and Stretton Drive have been maintained to allow for future and existing bus services.
- No changes have been made to the interface with the external road network.
- No change results to the links with South Beach Road.
- The conservation areas have been reviewed and are no longer required to be protected.
- Onsite detention Basins have been enlarged and accommodated within the site.
- Wetland areas will be accommodated within the main park surrounding the fringes of onsite detention basin.
- Generally the parklands within the site will provide a ribbon along the southern boundary of the site and will be integrated with the shared cycle and pedestrian paths.

Accordingly, the amended Development Plan remains consistent with the TNODP as revised. An extract of the Revised Outline Development Plan is provided below which is reflective of the amendments made to the subject site (the Site is outlined in red)

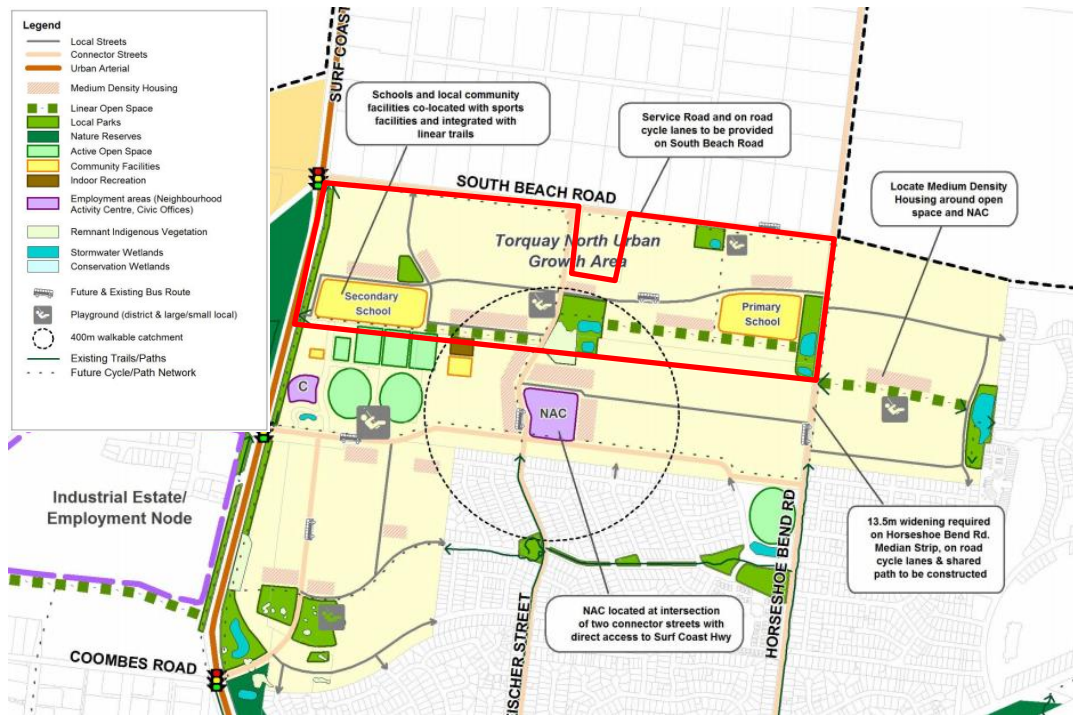


Figure 3.1 | Extract of the Torquay North Revised Development Plan.

The proposal includes some minor amendments to the internal road network of the subject subdivision. These amendments will better reflect the topography of the site and the legibility of the area. They will remain consistent with the overall street hierarchy, allowing easy access around the development. The proposed bus routes identified in Figure 2 of the TNODP will still be feasible and practical.

3.3 Zoning

The subject site is now zoned General Residential Zone. The amended Development Plan will be consistent with the stated purposes of this zone, which includes:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To implement neighbourhood character policy and adopted neighbourhood character guidelines.*
- *To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.*

- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

As demonstrated in this report, the proposal will be consistent with the relevant provisions of the State and Local Planning Policy Framework. The proposed amendments will better reflect the coastal character of the neighbourhood. The Development Plan provided a detailed analysis of the context of the site, which remains applicable to the proposed minor amendments which will be in keeping with the neighbourhood character guidelines. The amendments will increase the diversity of housing within the subdivision and will provide for a more accessible and legible street design.

3.4 Overlays

Development Contributions Plan

It is noted that the subject site is still identified as being affected by Schedule 2 to the Development Contributions Plan overlay. This provision has been made redundant through the provision of a service road across the northern boundary of the subject site. The DCP may require amendment in the future, but importantly the amended DP reflects that the road widening is no longer required.

Design and Development

Pursuant to Schedule 1 to the Design and Development Overlay, the proposed amendments will not affect the low rise coastal township character of Torquay Jan Juc. The amendments to the layout of the subdivision will better reflect the topography of the Site and further reduce the impact of the development.

Development Plan

The proposed amendments to the Development Plan will remain in keeping with the requirements for development plans contained within Clause 3.0 of Schedule 8 to the Development Plan Overlay. Specifically the amendments will:

- Increase the approved density of the subject site, with the provision of additional medium density areas adjacent to the park lands and activity nodes.
- Improve the layout of the lots to better address the natural topography of the area and the coastal views from the subject site.
- Protect and maintain the natural aesthetic of the subdivision with the additional provision of a neighbourhood park and the protection of the approved linear open space.
- Provide a clear and distinct avenue through the subdivision, with coastal views allowing for easy access and a public transport avenue.

4 subdivision layout

4.1 Clause 56.03 -56.09 to the Surf Coast Planning Scheme

The original Development Plan addressed the relevant performance standards of *Clause 56 Residential Subdivision*. The relevant provisions have been addressed as follows in relation to the amendments to the Development Plan.

56.03 Liveable and Sustainable Communities

- Standard C2 - the proposed amendments will retain the walkability of the subdivision plan and provide accessible parklands, bus stops, schools and the Civic Precinct. A plan showing the location of the shared cycle and pedestrian paths has been provided to accompany the report. The proposed bus routes through the site will be maintained.
- Standard C3 - The subdivision maintains key links to the identified Neighbourhood Activity Centre, identified in the TNODP. The internal road network will make for easy legibility, with provision made for cycle and walking tracks around the Site. The existing links to South Beach Road will be maintained as approved.
- Standard C5 - the proposed amendments to the Development Plan will enhance the function, safety and attractiveness of the subdivision by improving the visual relationship of the Site to the Coast. The medium density lots have been located adjacent to parklands and close to the identified activity centre to the south.
- Standard C6 - the proposed amendments will not alter the approved relationship of the Site to the surrounds and will retain the positive integration currently enjoyed. The previously retained conservation area has been found not to be significant and hence has been removed to allow for a more useable open space area.

Clause 56.04 Lot Design

- Standard C7 - As previously outlined this amendment is in line with the TNODP. The proposal will include a greater range of dwelling types and provide for a range of housing types with a high level of amenity. Further the amendments to the scheme better address the topography of the Site and better addresses the Coastal character of the area. The proposal includes some large blocks surrounding the open space to accommodate medium density development in the form of residential flat buildings and terrace housing.
- Standard C8 – a plan indicating potential building envelopes each allotment has been provided for the current stages of the subdivision and will be available for future stages. The range in lot size (indicated in Table 2.1) will not compromise the ability to provide well considered dwellings on each parcel.

- Standard C9 – the proposed amendments to the layout will orientate the lots to maximise view opportunities was considered to significantly enhance the amenity of the future occupants. In addition, solar access has been considered in detail and incorporated in the Stretton Torquay Design Guidelines for all future dwellings.
- Standard C 10 – the amended street layout and the inclusion of additional areas of medium density will allow for additional passive and active surveillance of the public domain. Public Open Space has been included across the site to ensure that all dwellings have easy access to recreational opportunities. . All residential lots have clearly defined front and secondary boundaries. Some of the medium density lots abut open space to the side and rear, it is envisaged that these development will provide passive surveillance to the open space while primarily addressing the street frontage. The site has been designed to reflect cross sections contained in the Torquay North Outline Development Plan Revised 2012.

Clause 56.05 Urban Landscape

- Standard C13 – the approved network of open space will be enhanced by the additional neighbourhood park in the north western quadrant and the ribbon of park land which runs along the southern boundary of the subdivision which will ensure all lots are within easy walking distance of a local park.

Clause 56.06 Access and Mobility Management

- Standard C 14 – The subdivision will maintain positive mobility of all kinds.
- Standard C15 - Walking and cycling networks have been enhanced through the amendments with a better integration of the development with the topography of the area.
- Standard C16 – The existing and proposed bus routes have been maintained as a result of the amendments.
- Standard C17 – As previously described the amended street network will enhance the accessibility of the area and better address the natural elements such as topography and view corridors.













5 conclusion

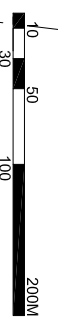
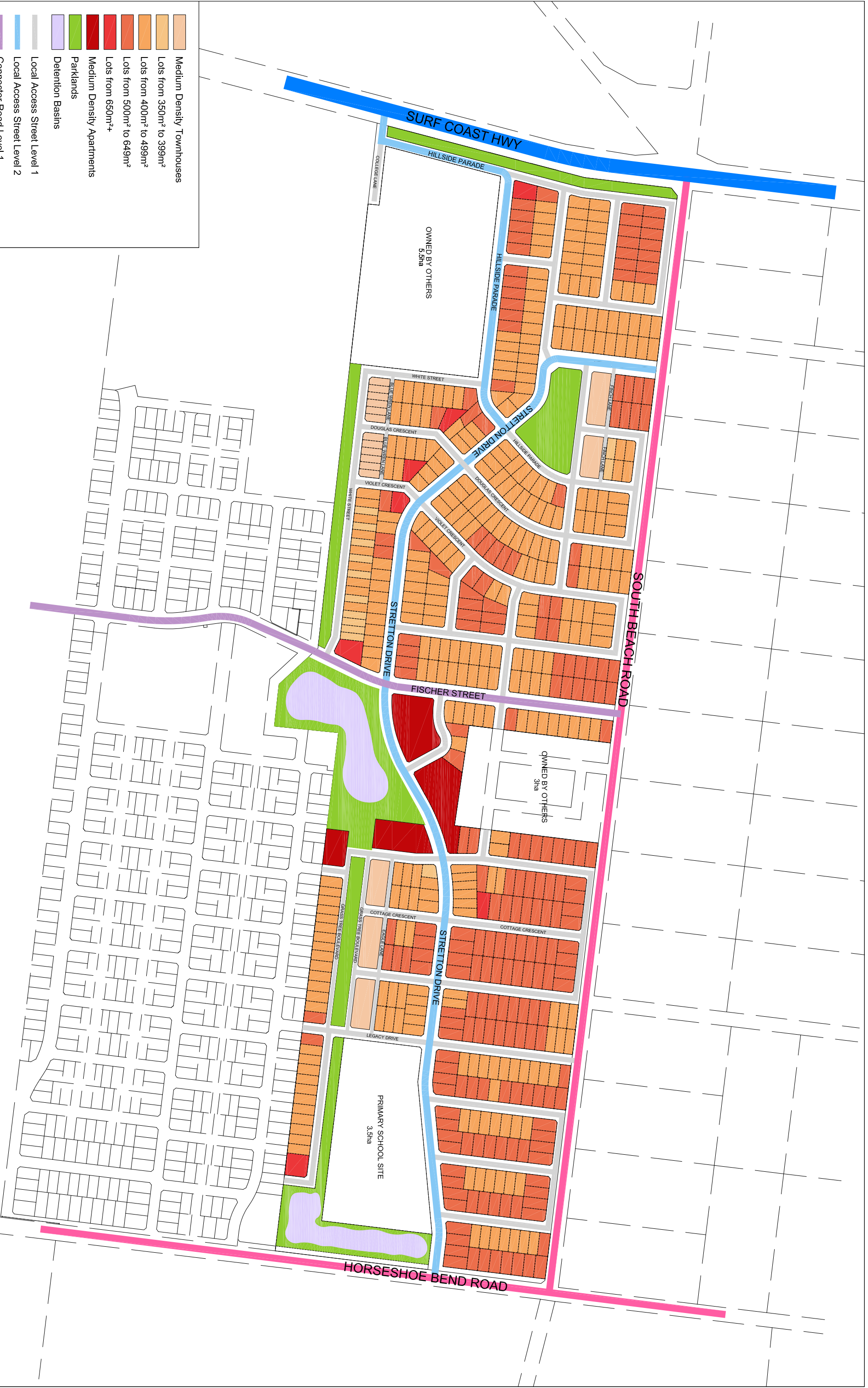
The subject design changes required to the Development Plan are relatively minor. The amendments will improve the overall amenity of the Stretton Torquay development. This report has been updated to provide further clarification to Council following their email of the 14 October 2014. The points raised have been addressed in detail in the report and in the accompanying maps provided.

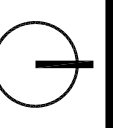

Generally, the amendments will make the most of the natural features of the Site, including the topography and coastal views. The Development Plan amendments are minor and will not significantly alter the overall subdivision or the surrounding context of the Site. The amendments are positive in terms of the overall amenity for the Site.

appendix a

Updated Development Plan

	Medium Density Townhouses
	Lots from 350m ² to 399m ²
	Lots from 400m ² to 499m ²
	Lots from 500m ² to 649m ²
	Lots from 650m ² +
	Medium Density Apartments
	Parklands
	Detention Basins
	Local Access Street Level 1
	Local Access Street Level 2
	Connector Road Level 1
	Connector Road Level 2



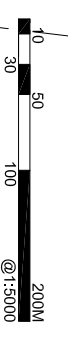
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 <p>NORTH</p>		<p>110 SOUTH BEACH ROAD DEVELOPMENT PLAN</p> <p>P: 02 9399 6500 M: 04 14 221 444 E: stuart.harding@willana.com.au</p>	
 <p>willana associates urban planning and project management</p>			

appendix b

Land Budget Sheet



	Medium Density (Apartments)	1.5ha
	Medium Density (Terraces)	1.4ha
	Low Density	2.9ha
	Usable Parklands	4.8ha
	Residential + Roads	47ha

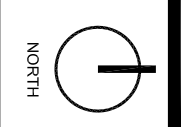


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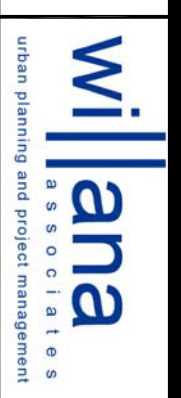
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110 SOUTH BEACH ROAD
AREAS AND BUDGET
P: 02 9399 6500
M: 04 14 221 444
E: stuart@willana.com.au

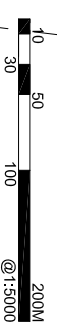


appendix c

Open Space Sheet



PARK A	0.63ha
PARK B	0.82ha
PARK C	0.65ha
PARK D	1.46ha
PARK E	0.49ha
PARK G	0.78ha
Total usable space 4.83ha	
Total basin size 1.99ha	

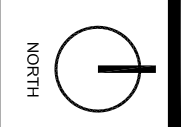


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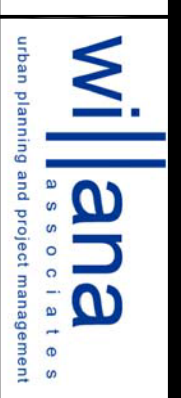
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110 SOUTH BEACH ROAD
OPEN SPACE AND DRAINAGE
P: 02 9399 6500
M: 0414 221 444
E: stuart@willana.com.au

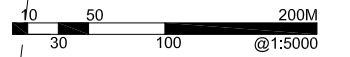


appendix d

Movement Plant



- ⇄ Site Entrances
- - - Shared Bikeway
- Bus Route



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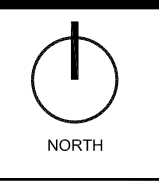
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P: 02 9399 6500
M: 0414 221 444
E: stuartharding@willana.com.au

