

**LOCAL PLANNING POLICY**

<b>POLICY NO:</b>	<b>LPP.18</b>
<b>POLICY SUBJECT:</b>	<b>GLENCOE ESTATE DESIGN GUIDELINES</b>
<b>ADOPTION DATE:</b>	<b>20 August 2009</b>
<b>LAST REVIEW</b>	<b>21 January 2014</b>

**STATEMENT OF INTENT**

These design guidelines apply to Glencoe Estate, previously Lot 11 Northam Toodyay Road, Toodyay. The design guidelines have been prepared to guide land use and development within the Glencoe Estate.

**OBJECTIVES**

- To ensure that development within the Glencoe Estate occurs in a manner that complements the semi rural character of the area.
- To ensure that development and land use within the Glencoe Estate appropriately considers the surrounding environment, including the Avon River and the nearby industrial estate.
- To facilitate quality development within the Shire of Toodyay.

**DEFINITIONS**

'Policy Area' shall mean the area of the Glencoe Estate, previously Lot 11 Northam Toodyay Road, as shown on the Subdivision Guide Plan attached to this policy.

Framed housing refers to an architectural style used in dwellings. The style is characterised by a timber or steel framed construction with an iron roof and set on timber or steel stumps. Walls are generally clad in lightweight materials such as hardi weatherboard profiles, timber weatherboard or textured hardi sheet. Colorbond custom orb may be used as an alternative. The dwellings usually have a strong verandah element and can have other decorative features for shade and ventilation.

All other definitions shall have the meanings applied to them within the Shire of Toodyay Local Planning Scheme No 4.

**STATUTORY POWER**

This Local Planning Policy is made pursuant to Clause 2.2 of the Shire of Toodyay Local Planning Scheme No 4.

## **POLICY STATEMENT**

1. All development within the policy area shall comply with the provisions of the Shire of Toodyay Local Planning Scheme No 4 and the requirements of this policy. Nothing in this policy shall exempt compliance with any Regulation, Local Law, Local Planning Scheme or other Council policy.

### **Setbacks and Building Envelopes**

2. All buildings, including outbuildings, within the policy area shall be located within the building envelopes nominated on the Subdivision Guide Plan.
3. No buildings or structures may be constructed within 50 metres of the Northam Toodyay Road or the Avon River Foreshore Reserve. This setback shall be measured from the outer boundaries of the road and foreshore reserves.

### **Buildings**

4. No more than one single dwelling, and its associated outbuildings, will be permitted on any lot.
5. All dwellings should be orientated towards the primary street. In the case of those lots with dual street frontage to the Northam Toodyay Road, the primary street shall be the internal subdivisional road.
6. All buildings and structures shall be constructed of such design or materials that complement the semi rural landscape character of the area, which shall include:
  - a) All external wall materials shall be primarily of stone, face brick, painted or coloured cement render. Framed houses (refer to definitions), may be considered if the land constraints do not allow for concrete footings. All dwellings should be designed such that they have a strong verandah element, particularly as viewed from the primary street.
  - b) Roofing materials of all dwellings shall be clay, slate or concrete tiles, zincalume or colorbond sheeting. All rooves shall have a minimum pitch of 20 degrees, with shallower pitches permitted for elements such as verandahs, awnings and canopies, but not less than 10<sup>0</sup> at any point unless a lesser pitch is required to allow clearance with wide verandahs. Roofing colours should complement the other materials used on the site and the surrounding environment.
  - c) All dwellings shall be designed to achieve mandatory energy ratings. The orientation of windows and openings, landscaping, shade devices (verandahs, pergolas etc) and the use of appropriate building materials to be used to achieve energy ratings consistent with the Energy Efficiency provisions of the Building Code of Australia.

7. All carports and garages shall use building materials and colour schemes that match the materials used in the primary residence. Colorbond sheeting may be used on outbuildings in a colour that matches the primary residence. Green or cream may be used as an alternative. Details of the proposed materials and colours to be used in any structure shall be provided at the time of making an application for Planning Consent.
8. Carports or garages shall not exceed a floor area of 50m<sup>2</sup>, a wall height of 3.0m, a width of 7.0m or a ridge height of 4.5m.
9. Outbuildings shall not exceed a floor area of 150m<sup>2</sup>, a wall height of 4.0m or a ridge height of 5.0m, without the prior written consent of Council.

### **Fencing**

10. The lots within the policy area have all been fenced (on side and rear boundaries) with ring lock fencing. Should landowners wish to replace this fencing or construct a front fence, the nature of this fencing should remain visually permeable and open, complementing the semi rural landscape of the policy area.
11. The fencing adjoining the Northam Toodyay Road reserve and the Avon River foreshore reserve shall be uniform. Any change to fencing adjoining these reserves requires the written consent of Council.
12. All front fencing must be a post and rail fence. Posts must achieve a minimum dimension of 100mm and rails must have a minimum dimension of 75mm. Mesh fencing may be used as infill.

### **Driveways & Crossovers**

13. Crossovers are to be designed and constructed in accordance with Engineering Policy No E.3 – Standards and Specifications – Vehicle Crossovers.

### **Servicing**

14. The disposal of waste water and effluent shall occur in a manner identified in consultation with and to comply with the requirements of the Shire's Health Services.

### **Existing Vegetation and Landscaping**

15. No existing trees shall be removed without the written consent of the Shire of Toodyay. The removal of any trees should be offset by new plantings.

**Further Subdivision**

16. The subdivision of the land must comply with the Subdivision Guide Plan attached to this policy. No further subdivision of the land will be permitted.

**Adopted as TP Policy 19 January 2006  
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