

**LOCAL PLANNING POLICY**

<b>POLICY NO:</b>	<b>LPP.4</b>
<b>POLICY SUBJECT:</b>	<b>Development in the Residential Development Zone</b>
<b>ADOPTION DATE:</b>	<b>11 December 2008</b>
<b>LAST REVIEW:</b>	<b>13 May 2010</b>

**STATEMENT OF INTENT**

This policy is intended to provide direction and guidance on the acceptable development in the Residential Development zone within the Shire of Toodyay.

Under the provisions of Local Planning Scheme No 4 there are three main areas that are zoned Residential Development; the Foggarthorpe subdivision area, Lot 61 Goomalling Toodyay Road and multiple lots extending along Julimar Road in the Toodyay and West Toodyay townsites.

In accordance with Local Planning Scheme No 4 development within this zone is to be guided by an adopted development plan, however a number of land parcels do not have an adopted development plan. Therefore there is no direction as to acceptable development or setback requirements. This policy is intended to clarify Council's intention for development within this zone in the absence of an approved development plan.

**OBJECTIVES**

- To clarify the development standards within the Residential Development zone on lots without an approved development plan.
- To ensure development within this zone is undertaken in an orderly and proper manner.

**DEFINITIONS**

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

**STATUTORY POWERS**

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

**POLICY STATEMENT**

- 1.0 In the absence of an approved development plan, all buildings are to be setback in accordance with the R2.5 minimum setbacks prescribed under the Residential Design Codes.

- 2.0 In the absence of an approved development plan, no applications for grouped or multiple dwellings will be supported by the Shire of Toodyay.

**Reviewed Council Meeting 21 May 2009**  
**Reviewed Council Meeting 13 May 2010**