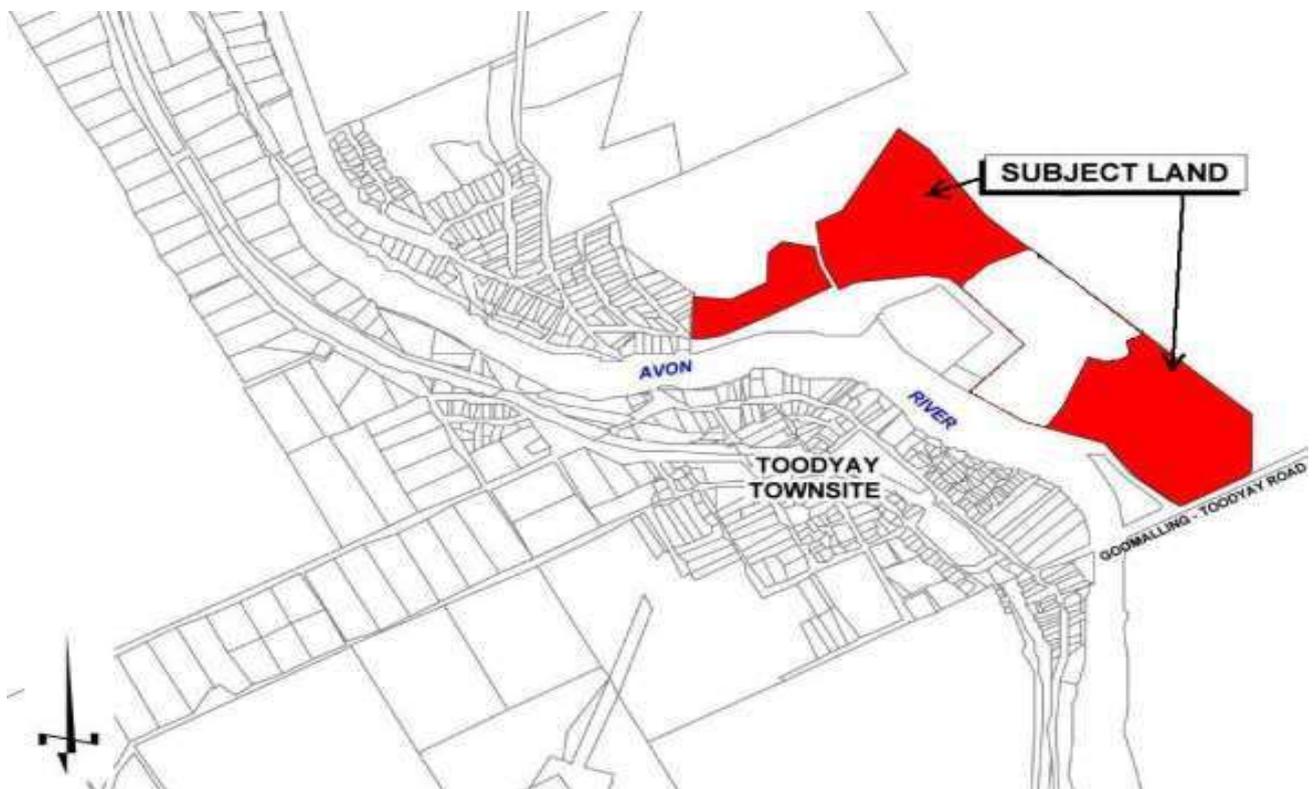


Foggarthorpe Structure Plan – Design Guidelines

Introduction

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

This policy applies to the residential areas of the Foggarthorpe Residential Estate, previously Lot 3 Drummond Street and Lot 6 Goomalling-Toodyay Road, as identified on the below location plan:



Objective

To set out the standards and conditions under which residential development will be applied in the policy area.

Scope

These design guidelines apply to Foggarthorpe Residential Estate, previously Lot 3 Drummond Street and Lot 6 Goomalling-Toodyay Road, Toodyay.

Definitions

Term	Definition
Act	<i>Planning and Development Act 2005</i>
CEO	Chief Executive Officer
Council	The local government, responsible for making decisions in formal meetings held under the auspices of Part 5 of the <i>Local Government Act 1995</i> and under the <i>Shire's Standing Orders Local Law 2008</i> .
Regulations	<i>Planning and Development (Local Planning Schemes) Regulations 2015</i>
Shire	the Shire of Toodyay.

Policy Statement

All residential development within the policy area shall satisfy these design guidelines. An application for development approval will be required where compliance with this policy or the Residential Design Codes cannot be achieved or for those properties within the Toodyay Bypass Special Control Area.

For some lots in close proximity to the proposed Toodyay Bypass Road and the existing Goomalling – Toodyay Road (refer to the shaded lots on Appendix No 1 titled Toodyay Bypass Special Control Area Plan) houses will need to be designed in accordance with the State Planning Policy 5.4 - The Road and Rail transport Noise and Freight Considerations in Land Use Planning (as amended), The Road and Rail transport Noise and Freight Considerations in Land Use Planning Implementation Guidelines to State Planning Policy 5.4 The design of new buildings to reflect the nature of Toodyay will occur through the requirements outlined below

1. Minimum Dwelling Size

- 1.1 Each dwelling shall be constructed to a minimum floor area (inclusive of all floors measured over the enclosing walls of the dwellings and excluding carports, garages, and outdoor living/storage areas) of 100m².
- 1.2 Each dwelling will comprise a minimum of 120m² attached to the main dwelling inclusive of lockup garages, verandahs and carports.

2. External wall Materials

- 2.1 Allowed external wall finishing material are in harmony with the existing Riverhills Estate;
 - (a) Face brick;
 - (b) Coloured cement rendered finish;
 - (c) Weatherboard;
 - (d) Stone;

- (e) Rammed earth;
- (f) Tilt up concrete/pre-manufactured panel, excepting unpainted smooth finish;
- (g) Custom orb/mini orb, zincalume where used as an architectural feature or profile walls (galvanised or painted) to a maximum of 35% of house structure;
- (h) Colorbond;
- (i) Any new or innovated high quality materials; or
- (j) No second-hand building materials are to be used without the prior consent of the Shire of Toodyay.

3. Air Conditioners/Hot Water Heaters/Solar Collectors and Solar Panels

- 3.1 All air conditioner units (excluding evaporative), hot water heater units (excluding solar) are not permitted to be positioned on any roof plane facing a street.
- 3.2 Solar hot water systems and solar panels are permitted to be on any roof plane to seek northern orientation. In situations where this will be a roof plane facing the primary street, they must be finished flush and follow the roof line.
- 3.3 Evaporative air conditioner units are permitted on any roof plane. In situations where this will be a roof plane facing the primary street or can be viewed from a public place the evaporative air conditioner unit and roof shall be coloured appropriately, so they complement each other.

4. Rainwater Tanks

- 4.1 The use of rainwater tanks on properties is strongly encouraged within the Policy area. Where rainwater tanks are proposed, they are to be located behind the building line.

5. Freestanding Structure

- 5.1 All outbuildings are to comply with the Shire of Toodyay Outbuildings in Residential Areas policy.

6. Fencing and Walls

- 6.1 Boundary walls or fences shall not be constructed forward of the building line unless that wall or fence is to a height of no more than 1.2 metres.

Reference Information

Nil.

Legislation

- [Planning and Development Act 2005](#)
- [Planning and Development Regulations 2009](#)
- [Planning and Development \(Local Planning Schemes\) Regulations 2015](#)
- [Shire of Toodyay Local Planning Scheme](#)

Associated documents

Internal documents.

Version control information

Version No.	Date Issued	Review position	Developed by	Approved by
V4	23/06/2015	Amended	Planning and Development	Council
V5	28/06/2023	Revised	Development and Regulation	Council

Document control information	
Document Theme	Local Planning Policy
Document Category	Local Planning Policy
Document Title	Foggarthorpe Structure Plan – Design Guidelines
Document ID	LPP.05
Document Owner (position title)	Manager Development and Regulation
Author (position title)	Manager Development and Regulation
Date of approval	28 June 2023 (OCM123/06/23)
Approving authority	Council
Access restrictions	Nil
Date Published	30 June 2023
Date of last review	28 June 2023
Date of next review	02 June 2027
Archived antecedent documents and previous versions	Reviewed 21 May 2009 Reviewed 13 May 2010 Amended 19 Nov 2013 Amended 23 June 2015



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Appendix No 1 – Toodyay Bypass Special Control Area

