

Glencoe Estate Design Guidelines

Introduction

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

Objective

- 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.

Scope

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. (Refer to map after Point 7).

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> .
Framed Housing	An architectural style used in dwelling is characterised by a timber or steel framed construction with an iron roof and set on timber or steel stumps. Walls are clad in lightweight materials such as Hardie weatherboard profiles, timber weatherboard or textured Hardie sheet. Colorbond custom orb may be used as an alternative. The dwellings usually have a strong verandas element and can have other decorative features for shade and ventilation.
Policy Area	The area of the Glencoe Estate, previously Lot 11 Northam Toodyay Road, as shown on the Subdivision Guide Plan attached to this policy.

Term	Definition
Regulations	<i>Planning and Development (Local Planning Schemes) Regulations 2015</i>
Shire	the Shire of Toodyay.

Policy Statement

All development within the policy area shall comply with the provisions of the current Shire Local Planning Scheme 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.

1. Setbacks and Building Envelopes

- 1.1 All buildings, including outbuildings, within the policy area shall be located within the building envelopes nominated on the Subdivision Guide Plan.
- 1.2 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.

2. Buildings

- 2.1 No more than one single dwelling, and its associated outbuildings, will be permitted on any lot.
- 2.2 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.
- 2.3 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 roofs shall have a minimum pitch of 20 degrees, with shallower pitches permitted for elements such as verandas, awnings, and canopies, but not less than 10 degrees pitch at any point unless a lesser pitch is required to allow clearance with wide verandas. 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.

- 2.4 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.
- 2.5 Carports or garages shall not exceed a floor area of 50m², a wall height of 3.0m, a width of 7.0m or a ridge height of 4.5m.
- 2.6 Outbuildings shall not exceed a floor area of 150m², a wall height of 4.0m or a ridge height of 5.0m, without the prior written consent of Council.

3. Fencing

- 3.1 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.
- 3.2 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.
- 3.3 All front fencing must be a post and rail fence. Posts must achieve a minimum diameter of 100mm, and rails must have a minimum diameter of 75mm. Mesh fencing may be used as infill.

4. Driveways & Crossovers

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

5. Servicing

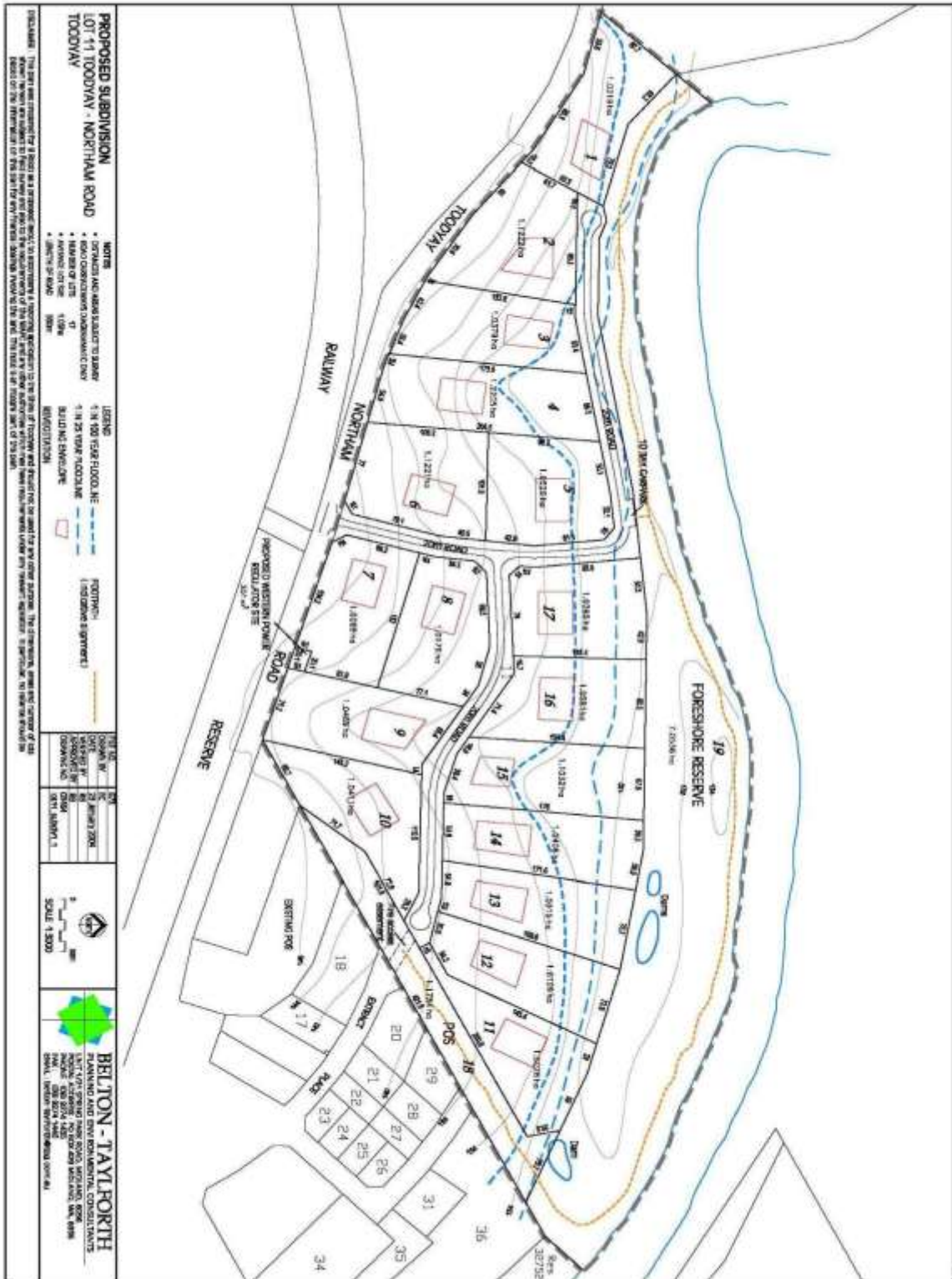
- 5.1 The disposal of wastewater and effluent shall occur in a manner identified in consultation with and to comply with the requirements of the Shire's Health Services.

6. Existing Vegetation and Landscaping

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

7. Further Subdivision

- 7.1 No further subdivision of the land will be permitted.



Reference Information

- [Vehicle Crossovers Policy \(INF04\)](#)
- [Vehicle Crossover Specifications](#)

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

Nil

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