

LOCAL PLANNING POLICY

POLICY NO	LPP.20
POLICY SUBJECT	CENTRAL TOODYAY HERITAGE AREA
ADOPTION DATE	20 August 2009
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STATEMENT OF INTENT

This policy applies to the Central Toodyay Heritage Area as identified in Appendix 1. The Local Planning Policy provides guidelines for development within the Central Toodyay Heritage Area.

OBJECTIVES

- To improve quality of development within the Central Toodyay Heritage Area.
- To improve the streetscape within the Central Toodyay Heritage Area.
- To ensure that development within the Central Toodyay Heritage Area occurs in a manner that complements the existing heritage buildings within Central Toodyay.
- To retain and enhance the heritage qualities within Central Toodyay.
- To facilitate quality development within the Shire of Toodyay.

POLICY STATEMENT

See attached.

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LOCAL PLANNING POLICY

Central Toodyay Heritage Area

December 2006



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Contents Page

1.0	INTRODUCTION.....	3
1.1	Statement of Significance.....	3
1.2	Development Context.....	4
1.3	Why is Central Toodyay Important?.....	5
1.4	Statutory Context.....	6
1.5	Structure of Policy	6
1.5.1	Contribution of Existing Places.....	7
2.0	GENERAL GUIDELINES	8
2.1	Extent of Application.....	8
2.2	Policy Objectives	8
2.3	Definitions	8
2.4	Policy Guidelines.....	8
	Compliance with Local Planning Policy	9
	Principles of Development.....	9
	Demolition of Heritage Places	9
	Application Requirements	10
	Development of Buildings on the State Register of Heritage Places.....	11
3.0	RESIDENTIAL DEVELOPMENT	11
3.1	Extent of Application.....	11
3.2	Policy Objectives	11
3.3	Policy Definitions	11
3.4	Policy Guidelines.....	11
	Scale and Size	11
	Form	13
	Siting.....	14
	Materials & Colours	15
	Detailing.....	17

Setting.....	18
4.0 COMMERCIAL DEVELOPMENT	21
4.1 Extent of Application.....	21
4.2 Policy Objectives	21
4.3 Policy Definitions	21
4.4 Policy Guidelines.....	21
Scale and Size	21
Form	22
Siting.....	24
Materials & Colours	25
Detailing.....	28
Setting.....	29
5.0 SIGNAGE.....	30
5.1 Extent of Application.....	30
5.2 Policy Objectives	30
5.3 Policy Definitions	30
5.4 Policy Guidelines.....	31
Appendix 1	37
Appendix 2	38
Appendix 3	38
Appendix 3	39
Appendix 4	42
Appendix 5	44

1.0 INTRODUCTION

This Local Planning Policy for the Shire of Toodyay highlights the importance of heritage places to the amenity of the Shire's built environment. The Central Toodyay Heritage Area, shown in Appendix 1, is a place that has special qualities which are highly valued by the community and it is important to retain and enhance those qualities as the town develops through time.

Toodyay was declared a Historic Town by the National Trust of Australia (WA) in 1980. It still has much of the charm and character of an early colonial settlement, and retains a significant legacy of buildings of historic and architectural value from the 19th and 20th centuries.

This policy is intended to assist property owners and the Shire of Toodyay to achieve good development outcomes in an important heritage context. It will provide an understanding of the qualities of heritage value and ensure that additions or alterations to existing buildings and new developments respond to the overall context and character of the area.

1.1 Statement of Significance

Central Toodyay Heritage Area comprises areas north and south of the railway line and is bound by the Avon River, though it extends northwards along Telegraph Road. Majority of the area, excluding the special precincts, presents a predominantly single storey residential setting of a similar scale, materials, roof forms and site application, with a varying degree of heritage significance. The cumulative effect of the scale, massing, texture, materials, colour and detail of individual buildings and their sites provide visual characteristics which have formed in distinctive periods from the early town establishment in the 1860s and 1870s, through to the twentieth century, clearly demonstrating the residential aesthetics of the periods.

The Stirling Terrace Main Street Precinct comprises predominantly single storey residential and commercial buildings, with several two storey buildings and one three storey building (Connors Mill), forming an almost uninterrupted continuum along both sides of Stirling Terrace between Harper Street and Oddfellows Street. This area presents an architecturally diverse collection of places of varying degrees of significance and has cultural significance as a whole for the following reasons:

- It physically reflects broad social and economic changes from the mid-nineteenth century and has the potential to contribute significantly to an understanding of the development of Toodyay;
- The cumulative effect of the scale, massing, texture, materials, colour and detail of individual buildings and their sites provide visual characteristics which have formed in distinctive periods from the early town establishment in the 1860s and 1870s, the boom period of the 1890s Federation style, the twentieth century developments of the early 1900s and the prosperous surge in the late 1930s and the latter decades. The buildings clearly demonstrate the aesthetics of those periods;
- The collective and individual landmark qualities of the buildings;
- The continuity of commercial, residential, and cultural functions which operate without detracting from the overall integrity of the precinct and which contribute substantially to the character of the area; and
- The precinct contributes to the Toodyay community's sense of place through its distinctive streetscape.

The Old Gaol Group, south of the rail line and situated in Clinton and Duke Streets, has cultural heritage significance for the following reasons:

- It represents associations with major periods of development in Toodyay - the convict period (Gaol built 1862-1864), the police stables in 1891 that replaced the 1852-1854

- Commissariat Stables (on the same site), the Police Gaol in 1907 (lock-up), and the 1962 establishment of the first regional museum in Western Australia;
- The associations with Colonial Architects, Richard Roach Jewell, and George Temple Poole, who made significant contributions to the public works environment of the Colonial and Federation Periods, respectively, in Western Australia;
 - The potential archaeological significance of the site;
 - The use of local stone in the construction of the gaol and stables; and
 - The cultural environment visually informs of associations with law and order since 1862 and makes a significant contribution to the streetscape, townscape and character of Toodyay.

The Catholic Group in Stirling Terrace comprises a group of predominantly double storey brick buildings and has cultural significance for the following reasons:

- It represents associations with the Sisters of Mercy, the Catholic Church and Catholic education in Toodyay since c.1863;
 - The collective and individual landmark qualities of the buildings; and
- The cultural environment makes a significant contribution to the streetscape, townscape and character of Toodyay representing a significant landmark at the southern entry into Stirling Terrace.

1.2 Development Context

c. 1850 – c. 1890 Victorian Period

Much of the residential development recognised within the Central Toodyay Heritage Area represents the earliest settlement in the Toodyay townsite, both north and south of the Avon River, and north and south of the railway line that divided the town in the 1890s.

The period is identified by the simple form of the buildings, predominantly symmetrical with hipped roofs and a front or surrounding verandahs. The building material is predominantly face brick, although many places have since been rendered. The roofs are custom orb profile corrugated iron, in some cases replacing original timber shingles.

The civic and commercial buildings of the period similarly are simple in form, often a shop and a dwelling with a front verandah. Dan Connor's shop at 112 Stirling Terrace represents the style of the period. Connors Mill (c. 1870) and the Old Gaol typify the simple form and materials.



Connor's Mill

c. 1890 – c. 1915 Federation Period

The Federation period was a time of prosperity during the gold boom. The residences of the period were more detailed in plan, form and expression. Roof lines became more complex, with feature gables. Frontages were more often expressed in asymmetry with contrasting materials and decorative detailing.

Commercial and civic buildings of the time similarly were exuberant in detailing with decorative facades, often without verandahs (i.e. Town Hall) and parapets that provided decorative relief

against the skyline. Buildings were of a considerably larger scale (i.e. Freemasons Hotel). Face brickwork was a dominant material with rendered details. Many civic and government buildings were constructed during the period, designed by the Government Architects of the day. Those buildings include the Shire Administration Building (i.e. Courthouse), the Post Office and the Government School.

c. 1915 – c. 1940 Interwar Period

Minimal development took place during this time in Toodyay. Residential development was more austere than the Federation period, with less complexity and detail. Commercial buildings similarly were more modest during this period as demonstrated by the Wendouree Tearooms. Art Deco and the integration of detail into the actual design of the building epitomised the prosperity of the late 1930s as shown in the Fire Station frontage and the former Bank of New South Wales.

c. 1940 – Present

Development from the 1940s onwards has seen the infill of the residential area and main street of Toodyay, with little or no consideration of the previous historic buildings. The 1950s saw an austerity of design and detail in response to building material shortages and asbestos was a commonplace construction material, as shown in the places in Hamersley Street and elsewhere. The 1960s and 1970s introduced the transportable house and the later decades of the twentieth century saw the evolution of project homes, with no relevance to their context. There are examples of all of these buildings in Toodyay.

1.3 Why is Central Toodyay Important?

Central Toodyay is widely regarded as a unique cultural environment that provides a rich history of colonial development and the prosperity of Federation. Stirling Terrace's collective and individual landmark buildings within a continuity of commercial, residential and cultural functions contribute substantially to the significant heritage character of Central Toodyay. The substantial representation of Victorian (colonial) residential, commercial and civic buildings within the Central Toodyay Heritage Area provides a significant aesthetic environment that informs of the foundation to the history of the town.

Buildings on Stirling Terrace date from the 1860s with many intact shops, dwellings and other commercial buildings from that period which contrast with the exuberance of the 1890s and early 1900s buildings and later infill buildings. Heritage buildings in the precinct retain many original features including re-entrant shop doors, parapets, pediments and verandahs. In addition, development on Stirling Terrace has traditionally been located on the front property line, resulting in an almost continuous built façade along the footpath. This is an important and distinctive characteristic of the precinct which must be protected.

Places that are valued for their historic character convey a sense of continuity with the past. All built environments have their own special character and Central Toodyay's character is defined by the consistent scale, form and fabric of the residential, commercial and civic buildings of the 1860s to the 1890s that contrast with the exuberance of the Federation period.

Historic character can be devalued and compromised by unsympathetic or non-responsive new development, including additions to existing buildings. Placing new buildings and additions in an historic context requires careful analysis to identify the important elements of the overall heritage character that must be respected.

The character of an area is influenced by a number of contributing factors including:

- landform;
- distinctive landscape elements;

- the pattern of subdivision;
- date and style of buildings;
- scale and form of buildings;
- building setbacks;
- materials, building techniques and details;
- views, vistas and skylines; and
- the use mix and activities.

Developments that appear most out of character share similar design attributes. This includes buildings that are too large in scale (both height and mass), are “box-like” in appearance, lack sufficient surface articulation, and/or are presented in strong or garish colours that are out of place with their surroundings. It is these characteristics that should be discouraged in future developments.

Character is also shaped by the relationship between the proportion of solid to void in walls, or the amount of window contained by a wall, together with the play of light, shadows, and the proportion of openings in walls.

The Local Planning Policy for the Central Toodyay Heritage Area is based on these primary elements that comprise the character of an area – scale or size, form, siting, materials and colours, and detailing. Examples are also provided of existing harmonious or sympathetic developments that respond to these primary elements in an acceptable manner.

1.4 Statutory Context

The Central Toodyay Heritage Area will be given statutory protection under the Shire of Toodyay’s Local Planning Scheme No 4. Local Planning Scheme No 4 contains the Model Scheme Text provisions that allow for the designation of a heritage area and the adoption of policy guidelines that will be applicable to that area.

In addition to the statutory protection measures of the Local Planning Scheme, a number of buildings in the Central Toodyay Heritage Area are afforded protection measures through their listing on the State Register of Heritage Places. There are also a number of places on the Heritage Council’s heritage assessment programme and their number is likely to increase in the fullness of time.

The Local Planning Policy for the Central Toodyay Heritage Area also relates to the provisions of the Residential Design Codes. The Residential Design Codes recognise that local differences of character can be accommodated and permit the adoption of Local Planning Policies to complement the standards contained in the Codes. However, the Codes restrict the preparation of Local Planning Policies that endeavour to vary the Codes to the design elements of streetscape, building design, boundary walls and building height, unless the Policies relate to a need specific to a particular region or situation. Given the heritage significance of the Central Toodyay Heritage Area, it is considered that the Local Planning Policy which aims to protect these heritage values would justify any variation to the Residential Design Codes.

1.5 Structure of Policy

Within the Central Toodyay Heritage Area there exists a number of identifiable heritage place groups (refer to Appendix 2), including the Stirling Terrace main street, the Old Gaol Precinct and the Catholic Precinct. The Stirling Terrace main street group contains the most important commercial buildings.



OLD GAOL PRECINCT



CATHOLIC PRECINCT

The Local Planning Policy has been structured in a way that provides general guidelines to be observed in all areas, guidelines for specific issues such as signage and then policy provisions for residential and commercial development within the Central Toodyay Heritage Area. The format is as follows:

- Part 2** **General Guidelines** - Policy Guidelines for all development within the Central Toodyay Heritage Area.
- Part 3** **Residential Development** - Policy Guidelines for all residential development within the Central Toodyay Heritage Area. Residential development in the Stirling Terrace Main Street, Old Gaol and Catholic Precincts shall also have regard to the policies contained in Part 4.
- Part 4** **Commercial Development** - Policy Guidelines for all commercial development within the Central Development Heritage Area, with particular regard to the Stirling Terrace Main Street Precinct. Mixed use development in the Stirling Terrace Main Street Precinct must have regard to the policies contained in Part 3.
- Part 5** **Signage** - Policy Guidelines for signage within the Central Toodyay Heritage Area.

The extent of the Central Toodyay Heritage Area and its individual precincts is shown in **Appendices 1 and 2**. The levels of contribution that the individual places make to the overall heritage significance and character of the Central Toodyay Heritage Area is detailed in **Appendix 3**.

While there is no statutory basis for controlling the landscaping and garden settings for residential development in the Central Toodyay Heritage Area, general guidelines are provided in **Appendix 4** for interested persons.

1.5.1 Contribution of Existing Places

The level of contribution that a place makes to the significance of an area is one of the matters considered in determining an application. All places within the Central Toodyay Heritage Area have been classified as falling into one of the following categories:

Level of Contribution	Description	Desired Outcome
Considerable	Listed in the State Register of Heritage Places. Very important to the significance of the Heritage Area.	Conservation of the place is highly desirable. There is a presumption against demolition. Any external

		alterations or extensions should reinforce the significance of the Area in accordance with the Design Guidelines.
Some / Moderate	Contributes to the significance of the Heritage Area.	Conservation of the place is desirable. There is a presumption against demolition. Any external alterations or extensions should reinforce the significance of the Area in accordance with the Design Guidelines.
None	Does not contribute to the significance of the Heritage Area.	Existing fabric does not need to be retained. Any new (replacement) development on the site should reinforce the significance of the Area, in accordance with the Design Guidelines.

The level of contribution a place makes to the Central Toodyay Heritage Area is detailed in the Schedule and Map contained in Appendix 3.

2.0 GENERAL GUIDELINES

2.1 Extent of Application

These guidelines shall apply to all development, including new development and the extension, alteration, addition, modification or demolition of existing buildings.

2.2 Policy Objectives

- To conserve and protect the cultural heritage significance of the Central Toodyay Heritage Area;
- To ensure that new buildings and modifications to existing buildings can be accommodated within the Area without adversely affecting the heritage significance and character of the area; and
- To provide improved certainty to landowners and the community about the planning processes for development within the area.

2.3 Definitions

‘Heritage Place’ shall mean any place contained on the State Register of Heritage Places, the Shire of Toodyay Municipal Inventory of Heritage Places, any Heritage List adopted under a Local Planning Scheme or contained in Appendix 3 of this Local Planning Policy.

‘Local Planning Scheme’ shall mean any operative Local Planning Scheme within the Shire of Toodyay.

All other terms shall have the meanings applied to them under the Shire’s Local Planning Schemes and the definitions included in Appendix 5 to the Local Planning Policy.

2.4 Policy Guidelines

The policy includes commentary notes in the shaded text boxes. These notes are not part of the policy requirements, though they provide explanation and a context for the policy provisions and should be read in conjunction with the policy.

Compliance with Local Planning Policy

- 2.4.1. All applications for development, including new development or the alteration, extension, modification or demolition of existing buildings within the Central Toodyay Heritage Area shall comply with this Local Planning Policy. The extent of the Central Toodyay Heritage Area is defined in Appendix 1 to this document.
- 2.4.2. In considering any development applications located within the Central Toodyay Heritage Area, the Shire will consider the structural condition of a contributory place, whether a place is reasonably capable of conservation and the level of contribution a place makes to the significance of an area. The level of contribution for places within the Central Toodyay Heritage Area is detailed in Appendix 3 to the Local Planning Policy.
- 2.4.3. Except as provided for in the Local Planning Policy – Central Toodyay Heritage Area, the requirements of the Residential Design Codes shall apply to all residential development.
- 2.4.4. The Council may vary the requirements of this Local Planning Policy, where it is considered that full compliance with the policy is impractical or may result in reasonably demonstrable detriment to the applicant or such variation is warranted in the circumstances of the case.

Principles of Development

- 2.4.5. All applications within the Central Toodyay Heritage Area shall have regard to and respect the following principles of development:
- a) All development shall enhance and reinforce the historic character of the Central Toodyay Heritage Area;
 - b) All new buildings in Central Toodyay Heritage Area shall respect their historic context and respond to the existing character, scale, form, siting, material and colours;
 - c) New buildings shall not be direct copies of heritage buildings and should be visually distinguishable from them. It is important to distinguish between heritage and new places so that heritage values are not diminished by replication;
 - d) Buildings should be sited to respect the existing pattern of development in the Central Toodyay Heritage Area, with buildings set squarely on lots and front and side setbacks which mirror the scale of the streets;
 - e) Heritage buildings shall be retained and conserved wherever possible, as these places, in combination with the streetscape, are the main determinants of the character of the Central Toodyay Heritage Area;
 - f) New construction, demolition, intrusions or other changes that would adversely affect the setting or relationships within the Central Toodyay Heritage Area are not appropriate;
 - g) Historic outbuildings such as stables and sheds often form an integral part of the heritage landscape and should be conserved where practicable;
 - h) Additions to heritage places must ensure that they do not visually intrude on the existing building or street context and that they are in sympathy with the character of the existing property. Additions should be distinguishable from the original building and the distinction may be subtle if desired.

Demolition of Heritage Places

- 2.4.6. Demolition of a place listed on the State Register of Heritage Places is rarely appropriate and is not likely to be supported by Council. Applications for demolition of a place on the

State Register will be referred to the Heritage Council of Western Australia for comment prior to Council's determination.

2.4.7. Demolition of a heritage place should be avoided wherever possible. An application to demolish a heritage place must include clear justifications for the demolition and should be based upon the following:

- a) The significance of the building or place;
- b) The feasibility of restoring or adapting it or incorporating it into new development;
- c) The extent to which the community would benefit from the proposed development; and
- d) The provisions of this Local Planning Policy.

Council is unlikely to support the demolition of a heritage place based solely on the economic viability of redeveloping a site or because a building has been neglected.

2.4.8. If structural failure is cited as the primary justification for the demolition of a heritage place, evidence must be provided from a registered structural engineer that the structural integrity of the building has failed to the point where it cannot be rectified without removal of a majority of its significant fabric and/or prohibitive costs.

2.4.9. Where Council supports the demolition of a heritage place, the applicant may be required, as a condition of approval, to submit an archival record of the place prior to the demolition occurring. The archival record is to be in accordance with the Heritage Council's standards for archival recording.

Application Requirements

2.4.10. When making an application for planning approval or seeking approval for demolition of a building, the Council may seek additional information other than that required under the provisions of the relevant Local Planning Scheme. Such additional information may include:

- a) A Heritage Impact Statement -

If a proposal will have a substantial impact on the exterior fabric of a place, the Shire may require a heritage impact statement to be submitted, which would address three main questions:

- How will the proposed works affect the significance of the place or area?
- What alternatives have been considered to ameliorate any adverse impacts?
- Will the proposal result in any heritage conservation benefits that might offset any adverse impacts?

If a proposal affects a place that is entered in the State Register it will be referred to the Heritage Council of Western Australia for comment.

- b) A Structural Condition Assessment in the Case of Demolition.

2.4.11. The Council retains the right to seek any independent advice, including the comments of the Heritage Council of Western Australia or their representative Heritage Advisor, on development proposals or applications for demolition. The Council also retains the right of passing on the costs of obtaining such advice to the applicant.

Development of Buildings on the State Register of Heritage Places

- 2.4.12. Any new development of a building on the State Register of Heritage Places may be discussed and negotiated with the Heritage Council of Western Australia and Shire of Toodyay prior to the submission of a development application.
- 2.4.13. Development proposals affecting places on the State Register of Heritage Places must be referred by the Shire of Toodyay to the Heritage Council for advice.

3.0 RESIDENTIAL DEVELOPMENT

3.1 Extent of Application

These Policy Guidelines shall apply to all residential development within the Central Toodyay Heritage Area. Residential development shall include new buildings and the extension, alteration, addition or modification of existing buildings. Where the residential development occurs on the same site as a commercial building or with some other form of mixed use development, the Policy Guidelines contained in Part 4.0 shall be considered.

All residential development within the Central Toodyay Heritage Area is required to comply with the Residential Design Codes. Where there is inconsistency between the Residential Design Codes and the provisions of this Policy, this Policy shall prevail.

3.2 Policy Objectives

- To facilitate residential development that respects the existing character of an area.
- To ensure that new residential buildings and alternations and extensions to existing dwellings are sympathetic to the predominant scale, form, siting and appearance of existing and neighbouring buildings and the streetscape.
- To maintain the heritage value of significant buildings and streetscapes.

3.3 Policy Definitions

All terms shall have the meanings applied to them under the Shire's Local Planning Schemes and the definitions included in Appendix 5 to the Local Planning Policy.

3.4 Policy Guidelines

The policy includes commentary notes in shaded text boxes. These notes are not part of the policy requirements, though they provide explanation and a context for the policy provisions and should be read in conjunction with the policy.

Scale and Size

The scale of a building is its size in relation to its context, either as part of an existing house, existing neighbouring buildings or landscape, or a combination of these. The resulting development proposal should look as if it belongs to the area in terms of scale. Scale is one of the prime determinants of an area's character, and if scale is not correctly determined, there is little prospect of correcting the negative impact of an out-of-scale development. The use of tree and shrub plantings to hide over-scale buildings is rarely successful and should not be relied upon as a correction tool.

Most dwellings in the Central Toodyay Heritage Area are single storey. The pattern of arrangement and size of buildings in Central Toodyay is an important part of its character and this varies little from street to street. The street layout and subdivision pattern provide a strong influence in scale through the width of streets and the frontage of blocks to those streets. Further subdivision can alter this aspect of scale and for this reason, any applications for subdivision within the Central Toodyay Heritage Area will be carefully scrutinised by the Shire.

The size of additions or extensions to existing buildings is also important and must comply with the same principles. Additions should not be more imposing than the original building. For verandah restorations, look for evidence of what may have been removed before planning a replacement and in the absence of evidence, ensure that the design approach matches the style for the period of construction of the place.



Single storey substantial dwelling with simple roof form and wrap-around verandah



A smaller house with a simple porch or verandah

- 3.4.1. The scale of all residential development must respect:
- The scale of adjoining and nearby buildings in the street;
 - The surrounding landscape; and
 - The scale of the existing building, in the case of additions, extensions or modifications.
- 3.4.2. Two storey buildings will only be supported on lots of a size consistent with the R30 density code or higher.
- 3.4.3. On lots less than the R30 density, residential development shall maintain the appearance of a predominantly single storey streetscape. Two storey buildings may be considered on lots of a size less than the R30 density code where:
- The additional storey is situated under the natural ground level at the street, due to the slope of the land and without the need for substantial cut and fill; or
 - Where the bulk of the second storey is situated towards the rear of the building.
- Other architectural design techniques, such as the breaking up of long walls into bays, the arrangement of openings and fragmenting roof forms, should be considered to reduce the scale of larger buildings.
- 3.4.4. All development must be sympathetic to the existing land contours and natural features. No more than 500mm of cut or fill may be permitted as part of any residential development, unless such cut or fill is to match the height and scale of an existing building. Retaining walls shall not exceed a height of 500mm, unless the natural contours of the land prior to development occurring warrant higher retaining walls. No filling shall be permitted on the Avon River flood plain.

- 3.4.5. A minimum 15 degree roof pitch is required on all new verandahs. The addition of a verandah to an existing building shall either continue the same roof pitch of the existing building or change the pitch, provided that a minimum 15 degree roof pitch is achieved.

Form

The form of the building is its overall shape, size and the general arrangement of its main parts. Traditionally, residences in the Central Toodyay Heritage Area have been simple and rectangular, with steeply pitched roofs. Although other features can be disguised or concealed, roof lines will remain prominent, especially on a hillside.

Residential development in the Central Toodyay Heritage Area should be sympathetic to the predominant form of the neighbouring dwellings and existing building, in the case of additions and modifications. Where a building form is highly repetitive, such as in the smaller scale streets of the Central Toodyay Heritage Area, significant departures in form will appear at variance to the streetscape. New buildings in highly cohesive streetscapes should not interrupt that cohesiveness of form.

The treatment of the façade in terms of the proportions, materials, number of openings, ratio of window to wall etc. will also affect how a new building relates to its neighbours and how an addition relates to an existing building. Symmetrical facades with doors into central corridors are commonly used in the Central Toodyay Heritage Area and this motif could be used for new buildings.



A dwelling with a more complex roof form, centrally located front door and windows with a vertical format



A small cottage with simple roof form, centrally located front door, front verandah and rear extension

- 3.4.6. All residential development shall respond to and reinforce the existing characteristics of a streetscape or neighbourhood with regard to building appearance, plate and wall heights, roof form, ridge lines, parapet lines, roof slopes and eaves overhangs.
- 3.4.7. Roof lines shall be hipped or gabled and shall have a minimum slope of 25 degrees. Eave overhangs shall be a minimum of 300mm wide. A skillion roof as an extension of an original roof form may be acceptable.
- 3.4.8. All window and door openings shall have a vertical emphasis, which means they shall be long and narrow in appearance.
- 3.4.9. Additions, extensions and modifications to existing buildings shall not be more visually imposing than the original building. Front facades should not be extended forward of the existing building.
- 3.4.10. Additions, extensions or modifications shall respect and integrate with the roof line of an existing building.

- 3.4.11. Double storey extensions to an existing building should be set well back towards the rear of the property to minimise the visual impact on the streetscape or could be accommodated within the existing roof space.

Siting

Another critical factor that influences character is building siting in relation to boundaries and, in particular, front setbacks from the street. When new buildings are developed in an historic context, they should be sympathetic to the local streetscape and the predominant front and side setbacks of the streetscape should be maintained. The adjoining properties in a streetscape provide the best guide as to the correct approach for the siting of new buildings. Obviously the siting, size and construction of front fences is also important and this subject is addressed later in the guidelines.

Importantly, buildings in Central Toodyay are set parallel to the street and are oriented to the street frontage. In other words, the principal elevation and entrance to a building faces the street. New buildings should be oriented in the same manner. Front setback patterns, where they exist, should be repeated, irrespective of the prevailing residential density code provisions. Usually houses on smaller lots in narrow streets have small front setbacks and houses on larger lots in wider streets have greater front setbacks.

Most of Central Toodyay's historic development was completed before the motor vehicle came into common usage. Parking and garaging in the narrower streets of Central Toodyay is particularly sensitive. Garages and carports in Toodyay are presently not common, but could become a dominant and negative feature in the streetscape.

Additions to existing properties should also respect the pattern of siting and be located so as to avoid giving them undue prominence.



A modest house set well back from the street on a large, sloping block south of the rail line



An older dwelling set well forward on a smaller lot. The house is set squarely on the lot with its centrally located front door aligned with the front gate.

- 3.4.12. All new residential development and additions, extensions or modifications to existing residential dwellings shall be located parallel to the street and shall observe any established front and side building setbacks of the neighbouring properties in the street.
- 3.4.13. Front entries to a dwelling shall be at the front of the dwelling or be an obvious feature when viewed from the street. Entries which are central to a façade are encouraged. A blank wall facing the street is unacceptable.

LOCAL PLANNING POLICY - CENTRAL TOODYAY HERITAGE AREA

- 3.4.14. All garages and carports shall be designed to have a minimal visual impact on the streetscape. Where side or rear access is available, vehicular access should be provided from these points and parking areas, including garages and carports, located accordingly.
- 3.4.15. Garages and carports located in front of the building line of an existing dwelling will only be permitted if it cannot be located on any other part of the property. Garages and carports located in front of the building line must not obscure the front elevation of a building and their width shall not exceed 30% of the frontage of the property.
- 3.4.16. Car parking areas in new residential development should be incorporated into the design of a new house and should be setback from the primary street in line with or behind the building line of the proposed dwelling.

Note: The policy requirements at Points 14 – 16 relate to the location of parking areas. Further requirements on the design and appearance of garages and carports are included in the Materials and Colours section.

Materials & Colours

Residential buildings in the Central Toodyay Heritage Area use a variety of materials, which relate to the historic phases of development of the town. These materials, textures, colours and decorative treatments are important elements of character and significance.

Residential development, including garages, carports and outbuildings, should use materials, textures and colours that are characteristic in the adjacent buildings and the local area generally. While it is not necessary or desirable to copy the existing patterns in every detail, the use of similar materials and colours assists with developing harmony in the streetscape. Modern materials are not precluded, providing their proportions, textures, details and colours are sympathetic with the surrounding context and are not in sharp contrast. The quality of new materials should be equal with those of existing buildings.

When restoring or repairing important historic places, replacement materials should match like-with-like. In conservation projects, doors and windows should replicate the type used when the building was originally constructed. Materials that were not intended to be painted, such as brick, should not be painted. Rendering or painting existing brick in older buildings will cause the brickwork to deteriorate and is a poor maintenance strategy.

Although weatherboard buildings are comparatively rare in the central part of Toodyay, new timber framed buildings are permitted. When restoring timber framed houses, new materials should match the original. Timber framed extensions are also permitted for brick buildings.

Traditional colour schemes in the Central Toodyay Heritage Area feature several colours in combination. Rendered walls have been left unpainted or are natural tones of cream or stone. Window and door frames are a combination of dark and light colours.



An older dwelling featuring traditional Toodyay building materials



A small cottage with rear extension using a variety of appropriate building materials

3.4.17. The acceptable materials for new residential buildings, including outbuildings, garages and carports and additions, retaining walls, extensions or modifications to existing buildings include the following:

a) Walls

- Red through to orange brick with cream joints. Darker brick accents are acceptable.
- Local stone.
- Smooth render.
- Timber weatherboards, corrugated iron or mini orb profile walls in a galvanised, painted or colourbond finish are appropriate for side and rear walls, outbuildings, carports and garages.
- Use of limestone materials in retaining walls will not be permitted.

b) Windows and doors

- Timber framed, especially when visible from the street.
- Commercial quality, box powder-coated aluminium framed, especially when visible from the street.
- Timber to match the existing materials being replaced or the period of development for residential places being restored.

c) Roofs

- Custom orb profile sheeting, preferred sheeting is galvanised, although zincalume or colourbond in an appropriate colour are acceptable.
- Galvanised sheeting is required for buildings listed in the State Register of Heritage Places.
- Clay tiles, if appropriate to the location.

d) Gutters

- Half round galvanised gutters for places pre-1890.
- Ogee and colonial profile or quad for heritage places.
- Quad or half round for new places.

3.4.18. The colours to be used in all residential development will have regard to the following criteria:

- a) The colours used in an existing building and in neighbouring properties in the streetscape. Guidance may be taken from the colour palette adopted as part of the Shire of Toodyay Townscape Enhancement Concept Plan;
 - b) Colours selected from heritage ranges will be acceptable;
 - c) For new buildings, sympathetic modern colours may be acceptable;
 - d) Colours which take their inspiration from local, natural elements such as tree leaves, bark and soils may also be appropriate; and
 - e) The use of bright or garish colours in large areas visible from the street is not permitted.
- 3.4.19. The colours to be used in heritage places, including places on the State Register of Heritage Places, the Shire of Toodyay Municipal Inventory of Heritage Places or any Heritage List of a Local Planning Scheme, should be based on the original colours used in the building based on paint scraping.
- 3.4.20. Garages and carports shall be designed to have a minimal impact on the streetscape and shall be constructed to consider the following:
- a) The garage or carport should be built to reflect the style of the existing or proposed house, but not be so elaborately detailed as to detract from the house. The design should be sympathetic to the style of the house without copying the detailing used on the existing or proposed house;
 - b) Roof form, materials and pitch should be the same as the existing house. Walls and/or piers should match existing brickwork or render as closely as possible;
 - c) Timber posts used in a carport should respond to the style of the verandah posts on the house. Timber decoration may be used to relate the new structure to the existing or proposed house, but should not make the garage or carport more important than the house; and
 - d) The materials and colours of garage doors should not detract from the heritage character of the Central Toodyay Heritage Area.
- 3.4.21. Where the side wall of a garage faces a street it shall be designed and treated in such a manner that it presents an articulated and detailed façade to the street. Eaves of a minimum 300mm shall be provided.

Detailing

Similar and common details in residential development also assist in creating character. There was a fairly common approach to detailing in various periods of development. There are similarities in the approach to chimneys, verandahs, doors and windows. Modern buildings are generally more simply designed than buildings in the historic context. This difference in approach to detailing in modern buildings can disrupt the harmony of a historic streetscape.

Using a sympathetic approach to the design and detailing of residential development can help create relationships between the new and old. Modern design features can reinterpret traditional details and contemporary detailing can provide visual interest that contributes to the character of the place.

Many residential buildings in Central Toodyay have lost their original verandahs. Restoring a verandah to its original form can add significantly to the value of the building and enhance the streetscape. Verandah details, such as timber fretwork, iron lacework and turned posts, provide important elements of decoration on traditional buildings.

Other decorative elements include gables, lead lights and rendered corbelling on chimneys. Early Central Toodyay homes are characterised by tall brick chimneys with decorative corbelling (brick protrusions near the top of the chimney, commonly with decorative render).

The proportions and shapes of windows and doors give traditional Central Toodyay buildings a vertical emphasis. Their positions and relative size on a building façade are important components of the streetscape. The styles of windows and doors vary according to the date of construction however their position, proportions and shape remain relatively constant.



Two older dwellings with simple, effective detailing

- 3.4.22. Decorative detailing should be used sparingly on new residential development and additions, extensions and modifications to existing buildings. New buildings should never copy traditional decorative elements. If decoration is required, it should be appropriate for the date of construction of the building.
- 3.4.23. New chimneys shall be tall in height, extending beyond the maximum height of the roof at any point.
- 3.4.24. The style of a replacement verandah roof, posts and decoration should be appropriate to the style of an existing building. In the absence of any documentary evidence regarding the original verandah, a simple replacement verandah without elaborate decoration shall be used. Reinstatement of missing decorative detailing on existing buildings is encouraged.
- 3.4.25. The original door or window openings on an existing building are to be maintained. Where a door or window needs replacing, it is preferable to use a copy of the original.
- 3.4.26. Windows and doors in new buildings should not be copies of traditional styles. Where windows are visible from the street, they shall be simple timber-framed or commercial quality, box, powder coated aluminium-framed windows giving the appearance of timber framing, with proportions reflecting traditional openings. Some details may be adapted to allow buildings to harmonise with the traditional streetscape, such as using a slight arch of vertical brickwork over the window.

Setting

The treatment of front setback areas to primary and secondary streets has a significant impact on streetscape. Fences and gates in the Central Toodyay Heritage Area reflect the rural atmosphere of the town and few existing houses in the area have substantial front fences.



Fences and gates should be simple and low, reflect the rural character of the town and should match the period of development of the dwelling

Traditional driveways and paths in Central Toodyay were of local gravel or red clay. Front gardens are an important part streetscape and remnants of traditional gardens can be as important to the character and atmosphere of a heritage town as the original buildings. It is important to the landscape of the town that, where possible, these be conserved and ideally, new gardens would be designed to integrate with them.

While the policy does not provide controls on the materials used in driveways and paths or the nature of residential gardens, some general guidelines are contained in Appendix 4 for interested persons.



3.4.27. Fences and gates associated with residential development shall be consistent with the following requirements:

- a) For existing houses or properties, fencing and gates shall match the period of development. Local stone, timber picket, picket and pier, or timber post and rail with chain mesh may be appropriate. Hedges of plumbago, privet or rosemary may be appropriate as an alternative to fencing.
- b) Fibre cement sheeting or steel, iron or colourbond sheeting as a fencing material shall be avoided on any street frontage in front of the building line;
- c) Fibre cement sheeting or steel, iron or colourbond sheeting can be used to fence back yards if its visual impact from the street will be limited;
- d) Limestone fencing is not permitted in the Central Toodyay Heritage Area;
- e) Front fencing shall be open in style to allow views to and from the house;
- f) Solid fencing on front boundaries and on side boundaries in front of the building line shall not exceed a height of 1200mm;

LOCAL PLANNING POLICY - CENTRAL TOODYAY HERITAGE AREA

- g) Any fencing on front and side boundaries in front of the building line over 750mm shall be truncated a minimum of 1.5m at the entries to driveways and the intersection of streets.

Suggested materials for driveways and paths in residential areas include gravel, stabilised clay, red brick paving, brown or red asphalt or brown concrete.

4.0 COMMERCIAL DEVELOPMENT

4.1 Extent of Application

These Policy Guidelines shall apply to all commercial development within the Central Toodyay Heritage Area. Commercial development shall include new buildings and the extension, alteration, addition or modification of existing buildings. Where the commercial development includes a residential component, the Policy Guidelines contained in Part 3.0 shall be considered.

4.2 Policy Objectives

- To facilitate commercial development that respects the existing character of an area.
- To ensure that the primacy and heritage significance of Stirling Terrace is maintained.
- To protect and encourage the conservation of the important heritage places within the Central Toodyay Heritage Area.
- To ensure that all commercial development, including the modification or extension of existing buildings, respects the scale, form, siting, appearance and general fabric of existing buildings and the streetscape in the Central Toodyay Heritage Area.
- To encourage new development on lots located on the north side of Stirling Terrace to take advantage of river views and pedestrian access to the future river walkway.

4.3 Policy Definitions

'Commercial development' shall refer to all non-residential development in the Central Toodyay Heritage Area.

All terms shall have the meanings applied to them under the Shire's Local Planning Schemes and the definitions included in Appendix 5 to the Local Planning Policy.

4.4 Policy Guidelines

The policy includes commentary notes in shaded text boxes. These notes are not part of the policy requirements, though they provide explanation and a context for the policy provisions and should be read in conjunction with the policy.

Scale and Size

The scale of a building is its size in relation to an existing commercial building, neighbouring buildings or the surrounding landscape. The resulting development proposal should look as if it belongs to the area in terms of scale. Scale is one of the prime determinants of an area's character and if scale is not correctly determined, there is little prospect of correcting an out of scale development.

The pattern of arrangement and size of commercial buildings in the Central Toodyay Heritage Area is an important part of its character. The street layout and subdivision pattern provide a strong influence in the scale of development because of the width of the street and the frontage of blocks to the road. New buildings should be appropriate to the immediate surroundings.

The traditional commercial buildings in the Central Toodyay Heritage Area are simple and rectangular with pitched roofs usually concealed behind parapet walls and a simple awning over the public footpath. Decorative pediments form a distinctive pattern. New buildings shall follow these established forms and patterns.



The town centre features commercial buildings of varying scale and size and which are architecturally diverse



Larger, linear form buildings can be reduced in scale by breaking up the walls into individual shopfronts

4.4.1. The scale of all commercial development must respect:

- a) The scale of adjoining and nearby buildings in the street;
- b) The surrounding landscape; and
- c) The scale of the existing building, in the case of additions, extensions or modifications.

4.4.2. Commercial development is permitted up to two storeys in height, provided that the development is sympathetic and in scale with the adjoining buildings. New buildings that need to be larger than the buildings in their immediate surroundings can be reduced in scale through architectural design techniques, such as the breaking up of long walls into bays, the arrangement of openings, fragmenting roof forms and the setback of upper levels.

Form

The form of the building is its overall shape, volume and the general arrangement of its main parts. Commercial development in the Central Toodyay Heritage Area shall be sympathetic to the predominant form of the neighbouring buildings and the existing building, where traditional main street building forms have been followed. Where a building form is highly repetitive, such as in Stirling Terrace, significant departures in form will appear at variance to the streetscape. New buildings in highly cohesive streetscapes should not interrupt that cohesiveness of form.

The treatment of the façade in terms of the proportions, materials, number of openings, ratio of window to wall, etc. will also affect how a new building relates to its neighbours and how an addition relates to an existing building.



A new development should be a statement of its own time and reflect its function, while relating to the existing town centre buildings and reinforcing the sense of place



Existing old buildings in the town centre provide appropriate design guidance to new development forms

- 4.4.3. All commercial development shall respect and maintain the traditional pattern and appearance of the commercial buildings in the Central Toodyay Heritage Area and shall achieve the following criteria:
- Commercial buildings shall consist of horizontal strips of development broken into a vertical rhythm by the compartmentation of shops and the windows to individual shops;
 - Large, single use buildings must maintain the appearance of articulated, individual frontages to the street through the use of architectural design features;
 - Monolithic buildings with blank street frontages, large scale panel systems and sheet metal cladding are not acceptable;
 - Corner sites provide an opportunity for landmark buildings and two storey development on street corners are appropriate;
 - New commercial developments should be simply treated, well proportioned and detailed, though should not endeavour to copy history types in general; and
 - The Council may consider a commercial development which imitates existing styles, where the development is considered appropriate to the context of the Central Toodyay Heritage Area.
- 4.4.4. New commercial development shall have an over pavement awning to provide effective weather protection for pedestrians. The awning should be located at first floor height, and not at any level above. The awning should be simple in design and should line through with any existing awnings on adjacent development. Awnings should preferably extend for the full width of the building to allow continuous weather protection of the footpath below. Awnings supported by verandah posts are acceptable. The requirement for an over pavement awning may be exempted in locations where there is no continuous current or proposed streetscape.
- 4.4.5. For existing buildings, the reinstatement of verandahs with verandah posts on the public footpath will be permitted, provided it can be demonstrated that such a verandah would be consistent with the original form and design of the building and its heritage integrity.
- 4.4.6. The design of all commercial development shall consider the lining up of principal levels for over pavement awnings, canopies, parapet tops, window heads and sills, wherever practicable, with the adjoining development in a streetscape.
- 4.4.7. All commercial development shall respond to and reinforce the existing characteristics of rooflines in the Central Toodyay Heritage Area, as follows:

- a) Plate and wall heights, roof form, ridge lines, roof slopes and parapet lines shall be consistent with the neighbouring buildings in the streetscape;
- b) Roof slopes shall achieve a minimum pitch of 25 degrees;
- c) All verandahs shall have a minimum pitch of 10 degrees; and
- d) Commercial buildings may have an articulated front parapet wall as an acceptable alternative to the pitched roof.

4.4.8. New shop fronts should take the form of dado below glazing, with a central or side recessed entry. The entry may be set in a truncated recess.

4.4.9. Shopfront window sills should be situated between 450mm to 600mm from the footpath level, considering the heights of windows in adjoining buildings. Windows onto the street should not be tinted, reflective, painted out or rendered opaque by advertising signage. Views into and out of commercial buildings are to be maximised to create visual interest and provide for greater security through casual surveillance.

Siting

A critical factor that influences character of an area is the siting of buildings relative to boundaries, particularly setbacks from the primary street. New buildings in a historic context must be sympathetic to the local streetscape and reinforce the existing front and side setbacks to maintain the established patterns of development. The adjoining properties in a streetscape usually provide the best guide as to the correct approach for the setback of buildings.

Commercial buildings in Central Toodyay are set parallel to the street and are oriented to the street frontage. In other words, the principal elevation and entrance of a building faces the street. New commercial buildings should be oriented in the same manner.

Commercial development in the Central Toodyay Heritage Area, and in most traditional urban main street centres, has been built up to the street edge. This provides an appropriate urban "feel" and maximises opportunities for businesses to interact with passing pedestrians. Commercial development which is setback from the street edge with car parking areas in front of buildings are principally car-orientated, are not pedestrian-friendly and are inappropriate to the Central Toodyay Heritage Area.

Older buildings constructed on lots which are not parallel to the Stirling Terrace road reserve have generally been located on the front boundary edge, even though this has resulted in the front walls being set at an angle to the side walls. This siting characteristic has helped maintain a continuous built edge to the footpath and is a feature of the precinct which should be retained.



Existing historic buildings in Stirling Terrace set the pattern for siting new development in the street



New buildings should be set parallel to the front boundary, irrespective of the lot shape



A small setback to the footpath edge may be acceptable, though shelter should be provided



Some existing older buildings have a small front setback to the street

The extension or modification of existing commercial properties should also respect the pattern of siting in the Central Toodyay Heritage Area, so as to avoid giving them undue prominence.

Lots located on the northern side of Stirling Terrace which back onto the river have potential to accommodate additional development at the rear which can take advantage of views over the river and pedestrian access along the river path. The path will be developed and enhanced by the Shire over time and it will eventually become an important recreational pedestrian route.

- 4.4.10. All new commercial development or the extension, addition, alteration or modification of existing commercial buildings shall maintain a nil setback to the street. Commercial development shall be located parallel to the street and must be built up to the public footpath edge. This shall occur even if the lot is set at an acute angle to the road reserve.
- 4.4.11. Car parking areas associated with all commercial development shall comply with the Council's Policy TP.4 – Car Parking Policy, shall be located to the rear of a commercial building and shall be screened from view from the street.
- 4.4.12. New development on lots located on the north side of Stirling Terrace backing onto the Avon River are encouraged to take advantage of their location in terms of their northerly aspect, the views over the river and pedestrian links to the river walkway.

Materials & Colours

The Central Toodyay Heritage Area has a variety of materials and colours that relate to the main historic phases of development of Toodyay. These materials, textures, colours and decorative treatments are important elements of character and heritage significance.

The main materials that contribute to the streetscape value of the Central Toodyay Heritage Area are those in the walls of buildings and their window treatments. Roofs tend to play a less significant role as they are often concealed or partially concealed by parapets.

Commercial development should use characteristic materials, textures and colours that are in use locally and in many of the heritage buildings. Materials and colours of the surrounding

LOCAL PLANNING POLICY - CENTRAL TOODYAY HERITAGE AREA

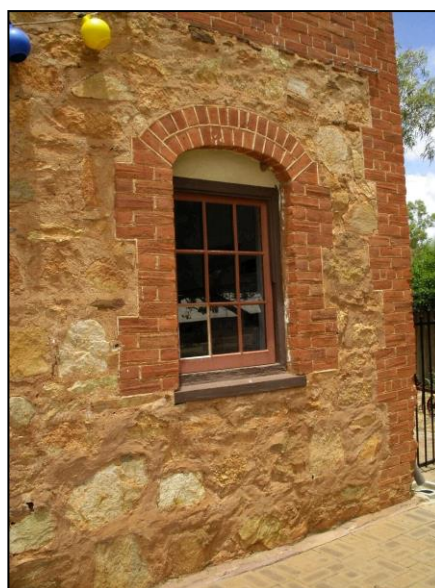
buildings may be used as a point of reference for new development. It is not necessary or desirable to copy the existing patterns of development in every detail, however the use of similar materials and colours assists with developing harmony in a streetscape. Modern materials are not precluded, providing their proportions, textures and details are sympathetic with the surrounding context and are not in sharp contrast. The quality of new materials should be equal with those of existing buildings.

When restoring or repairing important historic places, replacement materials should match like-with-like. In conservation projects, doors and windows should replicate the type used when the building was originally constructed. Materials that were not intended to be painted, such as brick, should not be painted. Rendering or painting existing brick in older buildings will cause the brickwork to deteriorate and is a poor maintenance strategy.

The traditional colour schemes in the Central Toodyay Heritage Area featured several colours in combination. Rendered walls were left unpainted or were natural tones of cream or stone. Window and door frames were in combinations of dark and light colours.



The Freemasons Hotel and Connors Mill provide a good guide to the palette of materials and finishes appropriate to commercial development in the historic town centre



These materials may be re-interpreted in new buildings and additions and used in combination with more modern materials

4.4.13. The acceptable materials for new commercial buildings and additions, retaining walls, extensions or modifications to existing commercial buildings include the following:

a) Walls

- Red through to orange brick with cream joints. Darker brick accents are acceptable.
- Local stone.
- Smooth render.
- Timber weatherboards, corrugated iron or mini orb profile walls in a galvanised, painted or colourbond finish are appropriate for side and rear walls and outbuildings.
- Use of limestone materials in retaining walls will not be permitted.

b) Windows and doors

- Timber framed, especially when visible from the street.
- Commercial quality, box powder-coated aluminium framed, especially when visible from the street.
- Steel framed.
- Timber to match the existing materials being replaced or the period of development for commercial places being restored.

c) Roofs

Roofing materials are mostly concealed behind parapets, but there are instances of clay tiles and custom orb profile steel sheeting being exposed to view. Preferred roofing materials include:

- Custom orb profile sheeting, preferred sheeting is galvanised, although zincalume or colourbond in an appropriate colour are acceptable.
- Galvanised sheeting is required for buildings listed in the State Register of Heritage Places.
- Clay tiles, if appropriate to the location.

Where roofing can be viewed from the street and surrounding areas, large scale and large profile roofing is not acceptable. Roofing materials must not be used in large quantities as façade treatments.

d) Gutters

- Half round galvanised gutters for places pre-1890.
- Ogee and colonial profile or quad for heritage places.
- Quad or half round for new places.

4.4.14. The colours to be used in all commercial development will have regard to the following criteria:

- a) The colours used in an existing building and in neighbouring properties in the streetscape. Colours should respond to the original colours used or a contemporary interpretation of those colours. Guidance may be taken from the colour palette adopted as part of the Shire of Toodyay Townscape Enhancement Concept Plan;

- b) Colours selected from heritage ranges will be acceptable;
- c) For new buildings, sympathetic modern colours may be acceptable;
- d) Colours which take their inspiration from local, natural elements such as tree leaves, bark and soils may also be appropriate;
- e) The use of bright or garish colours in large areas visible from the street is not permitted.
- f) Feature brickwork should not be painted.

4.4.15. The colours to be used in heritage places, including places on the State Register of Heritage Places, the Shire of Toodyay Municipal Inventory of Heritage Places or any Heritage List of a Local Planning Scheme, should be based on the original colours used in the building based on paint scraping.

Detailing

Similar and common details used in commercial development can also assist in creating character. There was a fairly common approach to detailing in various periods of development. Modern buildings are generally more simply designed than buildings in the historic context. This difference in approach to detailing in modern buildings can disrupt the harmony of an historic streetscape.

The civic and commercial buildings in the Central Toodyay Heritage Area are characterised by well detailed facades generally set on the front boundary with classically derived frontages above and verandahs or awnings. Building fronts are predominantly glazed below the verandah or canopy level with doors located either centrally or to one side. Older shops have stall boards, in-goes and high ceilings. Verandahs are either bull nosed or skillion design with a fascia for signage.

New development should respond to its context in terms of detailing, but may employ contemporary forms of expression. The detailing may draw on the examples of historic buildings in the Central Toodyay Heritage Area, but should not attempt to copy or reproduce them.

- 4.4.16. New chimneys shall be tall in height, extending beyond the maximum height of the roof at any point.
- 4.4.17. The style of a replacement verandah roof, posts and decoration should be appropriate to the style of an existing building. In the absence of any documentary evidence regarding the original verandah, a simple replacement verandah without elaborate decoration should be used. Reinstatement of missing decorative detailing on existing buildings is encouraged.
- 4.4.18. New buildings should never copy traditional decorative elements. If decoration is required, it should be appropriate for the date of construction of the building.
- 4.4.19. Windows should follow similar patterns to those used in existing buildings and the streetscape. Front entries should be central to the façade or offset to one side, facing directly onto the street.

- 4.4.20. Windows and doors in new buildings should not be copies of traditional styles. Where windows are visible from the street, they should be simple timber framed or commercial quality, box aluminium framed windows with proportions reflecting traditional openings. Steel windows may also be acceptable.
- 4.4.21. The original door or window openings on an existing building are to be maintained. Where a door or window needs replacing, it is preferable to use a copy of the original.
- 4.4.22. External lighting of a commercial building must be designed to be in keeping with the character of the street, to light the building effectively without drawing undue attention to it and to provide an effective level of public amenity along the footpath. Lighting from the underside of awnings and verandahs is acceptable. Low key lighting to facades from verandahs and canopies is also acceptable.

Setting

Fences and gates in the Central Toodyay Heritage Area generally reflect the rural atmosphere of the town, though it is noted that few existing houses of businesses in the commercial area have substantial front fences. It is important to ensure that fences fronting a street respond to the streetscape and the historical significance of the place to which it is relevant.

Changes in levels and cross-falls in Stirling Terrace have created some access problems for pedestrians accessing commercial premises. New development must allow for direct and level access from public footpaths. In addition, high building pads should not be created as part of any new development.

In addition, the Policy aims to ensure that the palette of paving materials used in the commercial area is confined to a narrow range, to maintain a high degree of visual harmony both within the streetscape and in the areas immediately adjacent to it.



The entry to a shop or other commercial building on Stirling Terrace must be flat and accessible. Any necessary level changes due to the slope of the land can take place inside the building. Front fences and gardens can complement the building behind



New fencing must be low and constructed of appropriate materials

- 4.4.23. Footpaths and paved areas in commercial projects, other than rear car parks, are to be brick paved or paved in red asphalt with a laterite aggregate. Tessellated tiles may be appropriate for commercial building in-goes (recessed door entries). Rear car parks not visible from Stirling Terrace may be laid in normal hot mix with a grey finish.
- 4.4.24. Every effort should be made in commercial developments to provide a flat (universal) access for pedestrians to and through the front door from the public footpath. Any changes in level should take place inside the building.
- 4.4.25. All development must be sympathetic to the existing land contours and natural features. No more than 500mm of cut or fill may be permitted as part of any commercial development, unless such cut or fill is to match the height and scale of an existing building. Retaining walls shall not exceed a height of 500mm, unless the natural contours of the land prior to development occurring warrant higher retaining walls.
- 4.4.26. Fences and gates associated with commercial development shall be consistent with the following requirements:
- h) For existing buildings, fencing and gates shall match the period of development. Local stone, timber picket, picket and pier, or timber post and rail with chain mesh may be appropriate. Hedges of plumbago, privet, or rosemary may be appropriate as an alternative to fencing.
 - i) Fibre cement sheeting or steel, iron or colourbond sheeting as a fencing material shall be avoided on any street frontage in front of the building line;
 - j) Fibre cement sheeting or steel, iron or colourbond sheeting can be used to fence back yards if its visual impact from the street will be limited;
 - k) Limestone fencing is not permitted in the Central Toodyay Heritage Area;
 - l) Front fencing shall be open in style to allow views to and from the house;
 - m) Solid fencing on front boundaries and on side boundaries in front of the building line shall not exceed a height of 1200mm; and
 - n) Any fencing on front and side boundaries in front of the building line over 750mm shall be truncated a minimum of 1.5m at the entries to driveways and the intersection of streets.

5.0 SIGNAGE

5.1 Extent of Application

These Policy Guidelines shall apply to all applications for signage within the Central Toodyay Heritage Area, including signs associated with a residential dwelling.

5.2 Policy Objectives

- To permit adequate identification and business advertising.
- To recognise that advertising signs can help to express the character of the Central Toodyay Heritage Area precinct, creating an attractive daytime and evening atmosphere.
- To limit the number, scale and positioning of advertising signs.
- To ensure that advertising signs are in keeping with the scale and character of the building upon which they will be attached and do not detract from the architecture of the building.
- To ensure that signage is designed and located in a manner which enhances and conserves the heritage place with which it is associated.

5.3 Policy Definitions

'Freestanding Sign' means a sign that is displayed on an advertising structure that is mounted on the ground on one or more supports.

'Monolith Sign' means a sign that is not attached to a building or any other structure and with its largest dimension being vertical. Such signs may consist of a number of modules and is generally uniform in shape from ground level to the top of the sign.

'Pylon Sign' means a sign supported on one or more piers, not attached to a building or other structure, and includes a detached sign framework supported on one or more piers to which sign infill may be added.

'Signage or Signs' means any word, letter, model, sign, placard, board, notice, device or representation, whether illuminated or not, used for the purposes of advertisement, announcement or direction and includes any hoarding or similar structure used for the display of advertisements. The term includes any airborne device anchored to any land or building, the painting of any building and any vehicle or trailer or other similar object placed or located so as to serve the purpose of advertising.

'Temporary Special Event Signs' means a temporary sign which is erected for a short term event such as a fair or festival for charitable, religious, educational, sporting organisations or the like, which has been approved by the Shire of Toodyay. Temporary Special Event Signs must be removed at the completion of the event and consent must be sought from the Shire of Toodyay when signs are to be placed in a thoroughfare or a reserve.

'Tower Sign' means a sign affixed to or placed on a tower. Chimneystack or open structural mast.

All other terms shall have the meanings applied to them under the Shire's Local Planning Scheme and the definitions included in Appendix 5 to the Local Planning Policy.

5.4 Policy Guidelines

The policy includes commentary notes in shaded text boxes. These notes are not part of the policy requirements, though they provide explanation and a context for the policy provisions and should be read in conjunction with the policy.

In heritage precincts such as the Central Toodyay Heritage Area, architectural and overall setting characteristics must be the dominant element and signage must play a minor role. Signs must be visually subservient to the building to which they are attached and the signs should be attached to the buildings. Given that traffic moves at relatively low speeds through the town, it is not considered that signs need to be large.

While advertising signage will mostly appear in the commercial areas, some residents who operate legally established home businesses may also wish to advertise.

Applicants are encouraged to commission a reputable graphic designer for the design of their signage, to ensure that signs are designed to a high standard and that they respect the unique setting of the Central Toodyay Heritage Area.



New advertising signage should not be oversized and should complement the building and area



Advertising should be placed in locations on a building which would traditionally have been used as advertising areas

Under the Shire's Local Planning Scheme there are a number of signs which are exempt from the need to obtain Planning Approval. These exemptions do not apply to designated heritage precincts. However, this Local Planning Policy does not provide controls for the following types of signs: street numbers, real estate signs (only in relation to property transactions during the duration the property is offered for sale), open / closed signs, building site signs, temporary special event signs and signs relating to the function of governments and public authorities.

5.4.1. All signs within the Central Toodyay Heritage Area shall comply with the following principles:

- a) Signs shall not be a dominant feature and shall complement the building and streetscape in which it is located;
- b) Signs shall be of a size, nature, colour and position so that the architectural characteristics of a building remain the dominant element of the building;
- c) Signage must respect and not cover important architectural detail on historic buildings;
- d) Signage should respect the heritage values of the building and streetscape on which it is located, however does not need to attempt to recreate a historic character through the use of "olde" lettering or other imitation styles;
- e) The signs shall be attached to a building in a manner which does not compromise the structural integrity or heritage values of the building;
- f) All signs shall be designed, constructed, finished, installed and maintained to a standard compatible with its surroundings, including buildings, landscaping and other signs; and
- g) Background colours used in signs shall be white or cream or colours from the colour palette adopted as a part of the Shire of Toodyay Townscape Enhancement Concept.

5.4.2. The following signage is not permitted within the Central Toodyay Heritage Area:

- a) Signs which consist of modern standardised corporate advertising, unless such signage is modified by placing the modern sign in a panel with a perimeter margin and the background of the sign is white or cream or is in colours from the colour palette adopted as a part of the Shire of Toodyay Townscape Enhancement Concept;
- b) Signs that obstruct the views to and/or from a street or public place and that have the potential to impede safe traffic movement;
- c) Signs that are likely to be confused with or mistaken for an official traffic light or sign, so as to contravene the Traffic Act 1919 or the Traffic Regulations;

- d) Signage which is to be affixed to a building in a manner that will damage the building, will negatively impact on the heritage values of the building or which will affect the stability of the building;
- e) Portable signs, including A-frame signs, in a street or a public place;
- f) Pylon, tower or monolith signs;
- g) Rotating, flashing and internally lit signs. Small neon signs hanging inside the windows of shops may be appropriate, provided that they are of a size and dimension to not become a dominant townscape element;
- h) Roof signs or signs which break a parapet or roof line;
- i) Signs which involve the construction of walls or parapets that would not have been part of the traditional streetscape;
- j) The painting of whole building facades or parapets in bright or corporate colours;
- k) The painting of signage on historic buildings on unpainted brickwork or stonework;
- l) Fluorescent and iridescent colours and paint;
- m) A sign located in any position where it would unreasonably obstruct or obscure the existing views from a dwelling or building of a significant feature such as the river or a public park; and
- n) Flags and bunting containing corporate colours or corporate logos will not be supported.

5.4.3. Signage on the side walls of buildings may be permitted, provided that the signs do not protrude above the parapet breaking the silhouette of the building and do not have an area greater than 12m² or exceed 15% of wall area, which ever is the lesser. In situations where the side of the building does not front a street, the visible area of the wall up to a maximum depth of 6m, shall be used to calculate the surface area of the wall to determine the size of the sign.

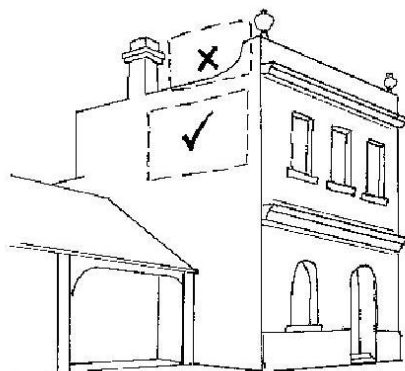


Figure: Example of appropriate and prohibited signage on the side wall of a building. Signs should not extend above the parapet and break the silhouette of the building.

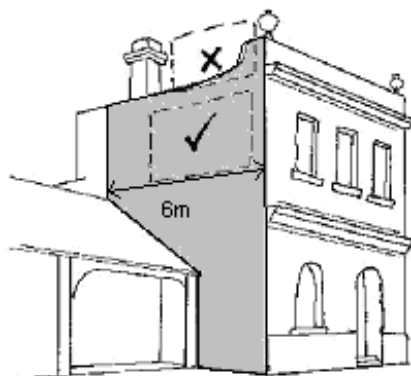


Figure: Example of how to calculate the surface area of the wall to determine size of the sign. The sign shall not exceed 15% of the area hashed in grey (or 10m² which ever is the lesser).

5.4.4. The aggregate number of signs on a building, including the painting of the building and freestanding signs, shall be minimised. The total aggregate of all signs on the frontage of

the building to the street, which includes freestanding signs, shall not exceed 15% of the total (silhouette) area of a building's principal frontage.

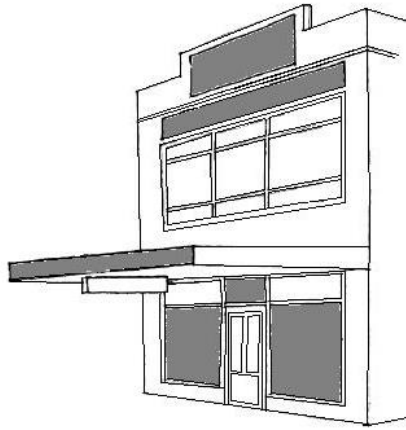


Figure: The total area of the shaded portions should not exceed more than 15% of the total area of the face of the building to the street.

5.4.5. Signage shall be placed in locations on a building which would traditionally have been used as advertising areas. If the building has no such locations, the signage may be deemed inappropriate. Preferred locations for signage shall include: awnings, fascias, doors, windows, walls and hanging under verandahs, either facing the street or at right angles to the street above the footpath.

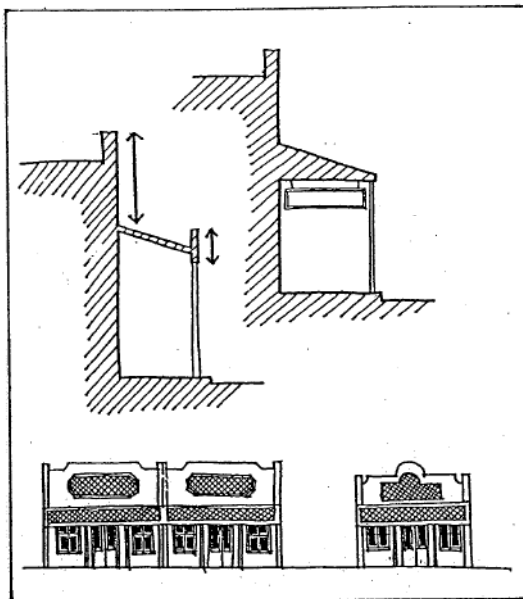


Figure: Example of areas illustrating traditional locations of signage.

5.4.6. All signage situated over the footpath or other pedestrian thoroughfare shall maintain a minimum clearway of 2.75m from the natural ground level. Signs situated under the verandah of a building shall not project beyond the outer edge of the verandah.

5.4.7. The information to be included on a sign shall be limited to:

- a) The name, address and telephone number of the premises;
- b) The name of business contained within the premises;
- c) The type of services, activities or products available within the premises.

5.4.8. a) Lettering on signs is restricted to 370mm high, except on larger two storey buildings where the lettering may be 420mm high.

- b) A maximum of three letters may exceed 370mm high to a maximum of 400mm or 420mm high to a maximum of 450mm in the case of larger two storey buildings for artistic or visual affect.

5.4.9. The use of corporate colours and business logos is permitted as long as the corporate colour or logo does not exceed 75% of the total surface area of the sign. The remaining background colours of the signs shall be white or cream or colours from the colour palette adopted as a part of the Shire of Toodyay Townscape Enhancement Concept.



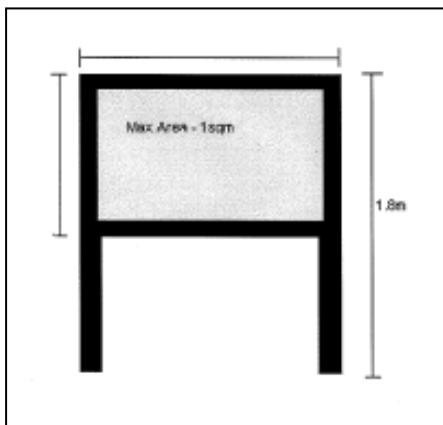
An example of a sign which uses corporate identification and colours which is acceptable

5.4.10. The illumination of signage may be appropriate in some circumstances. The illumination of signs may only occur from external lighting sources or spot lighting of architectural elements or the sign itself. All lighting shall be discreet and all transformers and cabling shall be concealed.

5.4.11. Signage relating to home occupation or home business within a residential dwelling shall be restricted to one advertising sign placed on a wall of the residence or the front fence of the property. The sign shall have a maximum area of 0.2m² and shall display the name of the business and street address only. Where these standards are achieved, no application for planning approval is necessary.

5.4.12. Freestanding signs are only permitted on lots where the building is setback from the street, and must comply with the following;

- a) The information included on the sign shall be limited to the name, type of services or products available, address, telephone number and hours of operation of the business carried out on the premise;
- b) A maximum of one (1) free standing sign is permitted per property;
- c) The area of the sign (excluding supports) must not exceed 1m² and a maximum length of 2.4m;
- d) The sign shall have a maximum height of 1.8m above natural ground level;
- e) The sign shall be permanently fixed to the ground; and
- f) Sign must be positioned in a suitable location so that pedestrian movement and views into and out of the premise is not obstructed.

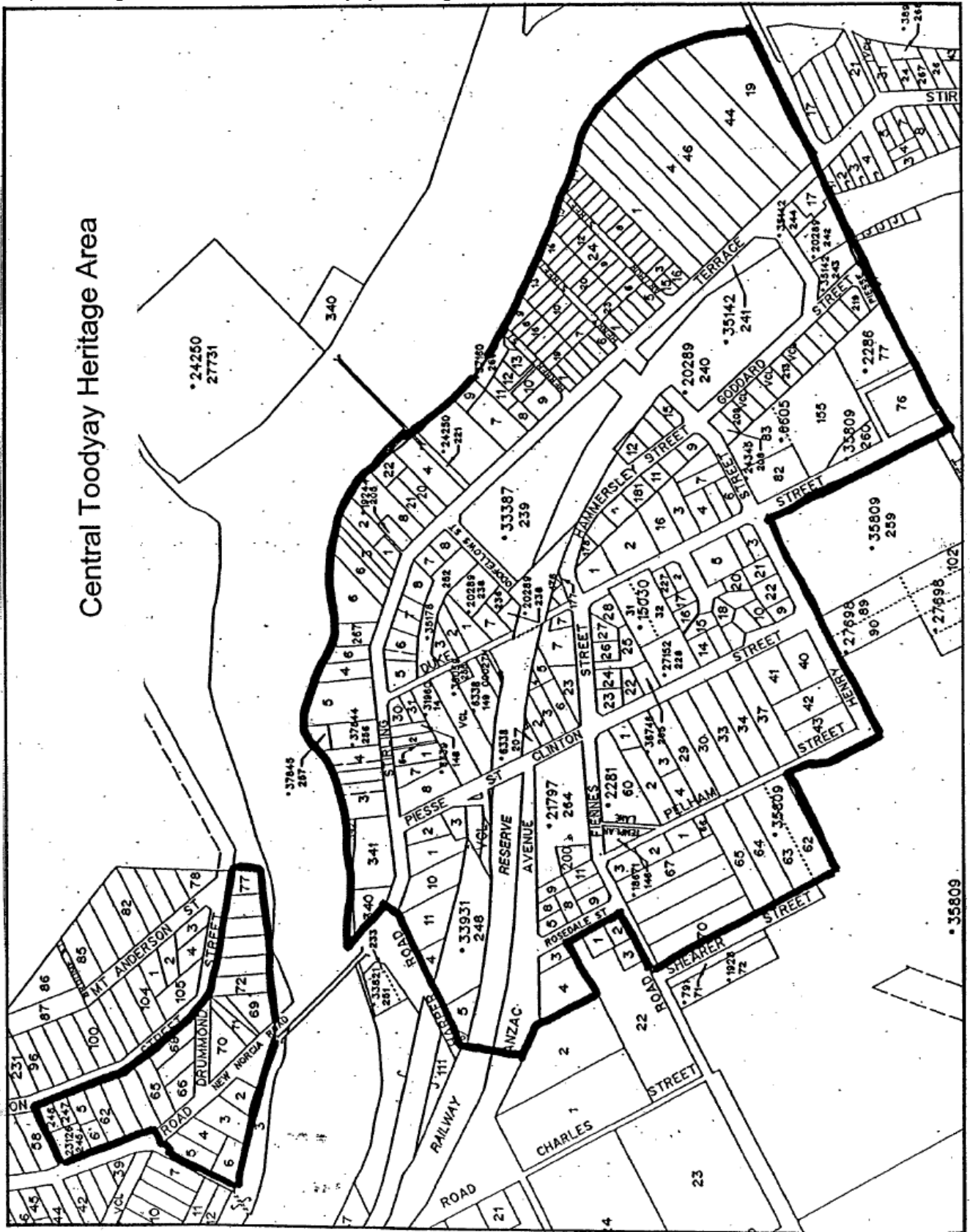


An example of how to calculate the areas/requirements for a freestanding sign.

An example of an appropriate freestanding sign within the Central Toodyay Heritage Area.

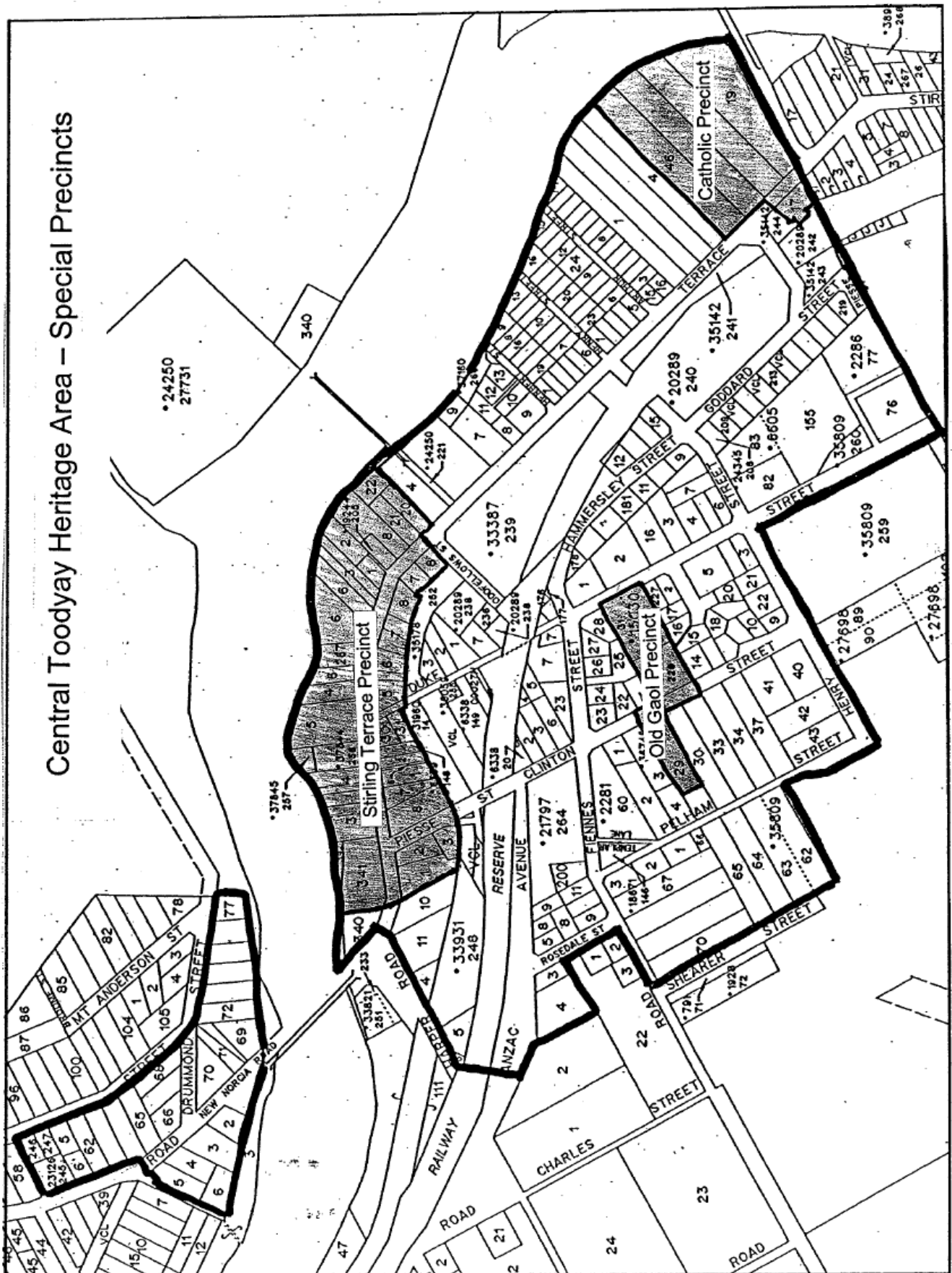
Appendix 1

Map showing extent of Central Toodyay Heritage Area



Appendix 2

Map showing special precincts



Appendix 3

**LEVELS OF CONTRIBUTION / SIGNIFICANCE
OF HERITAGE PLACES**

Place Name	Address	Included on State Register	Assessment by HCWA for State Register	Included on Shire's Municipal Inventory	Level of Significance
Central Toodyay Heritage Area					
Excluding Stirling Terrace Main Street, Old Gaol Precinct & Catholic Precinct					
House	48 Stirling Terrace	x	x	✓	Some
House	5 Arthur Street	x	x	✓	Some
Railway Station Site (remains of platform)	61-65 Stirling Terrace	x	x	✓	Some
Station Master's residence (fmr)	61-65 Stirling Terrace	x	x	✓	Some
Kirk's Cottage (fmr)	68 Stirling Terrace	x	x	✓	Some
W.G. Leeder's House (fmr)	74 Stirling Terrace	x	x	✓	Some
House c.1870	78 Stirling Terrace	x	x	✓	Some
Hackett's Cottage (fmr)	80 Stirling Terrace	x	x	✓	Some
Toodyay Tavern (Newcastle Hotel)	Stirling Terrace	x	x	✓	Considerable
Cottage	Oddfellows Street	x	x	✓	Some
School House (fmr)	2 Duke Street	x	x	✓	Some
Uniting Church – Newcastle School (fmr)	6 Duke Street	✓	x	✓	Considerable
Butterly House	11 Harper Street	✓	x	✓	Considerable
Monger's Store (Site)	Stirling Terrace	x	x	✓	None
Jane Harper's Cottage	11-13 Harper Road	x	x	✓	Some
"Rose Valley Cottage"	17 Harper Road	x	x	✓	Some
"Lavender Cottage"	5 Fiennes Street	x	x	✓	Some
"Whitfield House"	7 Fiennes Street	x	x	✓	Some
Green's Cottage (fmr)	8 Fiennes Street	x	x	✓	Considerable
Toodyay Shire Council	15 Fiennes Street	x	x	✓	Considerable
Toodyay Lodge	Fiennes Street	x	x	✓	Some
Cook's House (fmr)	3 Folewood Road	x	x	✓	Some
"Rose Cottage"	20 Clinton Street	x	x	✓	Some
Thomas Whittle's cottage (fmr)	28 Clinton Street	x	x	✓	Some
Newcastle Hospital (fmr)	7 Henry Street	x	✓	✓	Considerable
"Glengraige"	14 Duke Street	x	x	✓	Some
Viewlands	23 Duke Street	x	x	✓	Some
Cottage	2 Telegraph Road	x	x	x	Some
Cottage	4 Telegraph Road	x	x	✓	Some
Cottage	6 Telegraph Road	x	x	x	Some
House Connor (fmr)	9 Telegraph Road	x	x	✓	Some
Hassell's House (fmr)	12 Drummond Street	x	x	✓	Some
Leeder's House (fmr)	10 Telegraph Road	x	x	✓	Some
House Connor (fmr)	13 Telegraph Road	x	x	✓	Some

LOCAL PLANNING POLICY - CENTRAL TOODYAY HERITAGE AREA

Place Name	Address	Included on State Register	Assessment by HCWA for State Register	Included on Shire's Municipal Inventory	Level of Significance
Group of 4 cottages	39-45 Telegraph Road	x	x	✓	Some
Cottage	4 Jubilee Street	x	x	✓	Some
Parker's Cottage	7 Toodyay Street	x	x	✓	Some
Donegan's Cottage	20 Toodyay Street	x	x	✓	Considerable
Recreation Ground & Grandstand	Toodyay Street	x	x	✓	Some
Stirling Terrace Main Street Precinct					
Smith's Cottage (fmr)	92 Stirling Terrace	x	x	✓	Considerable
W.G. Leeder's House (fmr)	94 Stirling Terrace	x	x	✓	Some
James Martin's Cottage (fmr)	95 Stirling Terrace	x	x	✓	Some
Toodyay Library – Mechanics Institute (fmr)	96 Stirling Terrace	✓	x	✓	Considerable
Toodyay Towing	97 Stirling Terrace	x	x	✓	Some
House / shop – Demasson's	98 Stirling Terrace	x	x	✓	Considerable
	100 Stirling Terrace	x	x	✓	Some
CWA Rooms	101 Stirling Terrace	x	x	✓	Some
"Shoemaker's House" Ellery Shop & Cottage (fmr)	104 Stirling Terrace	x	x	✓	Considerable
Fire Station	105 Stirling Terrace	✓	x	✓	Considerable
Challenge Bank	108 Stirling Terrace	x	x	✓	Some
Wendouree Tearooms	110 Stirling Terrace	x	x	✓	Some
Toodyay Newsagency	111 Stirling Terrace	x	x	✓	Some
Cottage & Shop 1860s	112 Stirling Terrace	x	x	✓	Considerable
Victoria Billiard Saloon	114 Stirling Terrace	x	✓	✓	Considerable
Victoria Hotel	114 Stirling Terrace	x	✓	✓	Considerable
Post Office & Residence	115 Stirling Terrace	✓	x	✓	Considerable
Municipal Chambers & Hall	117 Stirling Terrace	x	✓	✓	Considerable
St John Ambulance	120 Stirling Terrace	x	x	✓	Some
Stirling House (Toodyay Club)	122 Stirling Terrace	x	x	✓	Some
	122 Stirling Terrace	x	x	✓	Some
Ellery Arcade	123 Stirling Terrace	x	x	✓	Some
Unwin's Store	123 Stirling Terrace	x	x	✓	Some
Freemason's Hotel	125 Stirling Terrace	x	✓	✓	Considerable
Connors Cottage	5 Piesse Street	x	x	✓	Some
St Stephens Church	128-132 Stirling Terrace	x	✓	✓	Considerable
Connor's Mill	131 Stirling Terrace	✓	x	✓	Considerable
Connor's House (fmr)	133 Stirling Terrace	x	x	✓	Some
Catholic Precinct					
Catholic Presbytery (fmr)	Stirling Terrace	x	✓	✓	Some
Dr Growse's house (fmr)	Stirling Terrace	x	✓	✓	Considerable

LOCAL PLANNING POLICY - CENTRAL TOODYAY HERITAGE AREA

Place Name	Address	Included on State Register	Assessment by HCWA for State Register	Included on Shire's Municipal Inventory	Level of Significance
St Aloysius Convent of Mercy Classroom block (fmr)	Stirling Terrace	✘	✓	✓	Considerable
St Aloysius Convent of Mercy O'Connor House Dormitory block (fmr)	Stirling Terrace	✘	✓	✓	Considerable
St Aloysius Convent of Mercy Classroom block (fmr)	Stirling Terrace	✘	✓	✓	Considerable
Existing Church	Stirling Terrace	✘	✘	✘	None
St John Baptist Church (fmr)		✘	✘	✓	Some
Old Gaol Precinct (Clinton & Duke Street)					
Newcastle Gaol Museum	Clinton Street	✓	✘	✓	Considerable
Newcastle Police Stables	Clinton Street	✓	✘	✓	Considerable
Police lock up	Clinton Street	✘	✓	✓	Considerable
Police House (fmr)	Duke Street	✘	✘	✘	Some
Building on north side of Police House (fmr)	Duke Street	✘	✘	✘	Some

Appendix 4

LANDSCAPING AND GARDEN SETTINGS

While the policy does not provide controls on the materials used in driveways, paths or the nature of residential gardens, some general guidelines are provided for interested persons.

Driveways and Paths

Traditional driveways and paths in the Central Toodyay Heritage Area were of local gravel or red clay. The suggested materials for new driveways in the Heritage Area include gravel, stabilised clay, red brick paving, brown or red asphalt or brown concrete.

Footpaths in gravel and brick paving are suitable for older houses. Brick and concrete paving is suitable for contemporary houses.

Gardens

Gardens are a source of delight and an expression of individuality. Remnants of traditional gardens are as important to the character and atmosphere of a heritage town as the original buildings. It is important to the landscape of the town that these be conserved and ideally, new gardens would be designed to integrate with them. Front gardens are an important part of the streetscape and every endeavour should be made to enhance the character of Toodyay. Using traditional garden layouts and species that are tolerant of low water usage can also be an effective landscape strategy.



In order to maintain the garden settings of the Central Toodyay Heritage Area, the following landscaping principles are recommended:

- Landscaping associated with new development should reflect current 'Waterwise' garden principles, while maintaining a sympathetic approach to their general context. Use of drought tolerant species to encourage water conservation is preferred.
- Significant gardens that reflect their origins and contain authentic plant material should be conserved and integrated with new features in a sympathetic manner.
- Typically gardens in Central Toodyay are simply laid out with a central path, lawns, planting beds and specimen tree planting. New gardens should be simply planned with a high proportion of lawn or low native ground covers over garden beds, perimeter beds, central beds and specimen tree plantings in larger gardens.
- Traditional tree plantings include Olive, jacaranda, magnolia, flooded gum, fruit trees and Canary Island Palms in larger gardens. In small gardens, fruit trees including mulberry, almond, citrus and crepe myrtle are common.

- Trees that shed branches, such as Sugar Gums and Lemon Scented Gums, are to be avoided.
- The principles of a traditional garden layout include:
 - Simple format and balanced layout, with less formality in planting.
 - A straight path from the gate to the front door, preferably centrally placed. Alternatively, the path may follow the side boundary and cut across at right angles to the front door.
 - For larger gardens a circular path or driveway with a central feature such as a specimen tree, flower bed or fountain.
 - Symmetrical garden layout to match a symmetrical house façade. Asymmetrical facades, i.e. buildings with side verandahs, should be treated differently.
 - Garden beds usually small in relation to lawn (or ground cover) area.
 - Lawns (or ground covers) planted with specimen trees, including deciduous trees, conifers, fruit trees or eucalypts.
 - Planting designed to create variety and year-round interest.
 - The common use of climbers, creepers, edging plants, hedges and bulbs.

Appendix 5

Interpretations & Definitions

Adaptation means modifying a place to suit the existing use, or a proposed use.

Amenity means the liveability of the place that makes it a pleasant and agreeable place in which to live. It refers to accessibility to services and to those things influenced by design.

Association means the special connections that exist between people and a place.

Built Form means the configuration of the aggregate of all buildings, structures, etc., which make up a town or Shire.

Bulk means the combined effect of the arrangement, volume, and shape of a building or group of buildings. Generally refers to structures which in their context appear relatively large.

Character is essentially the combination of the public and private domains. Every property, public place or piece of infrastructure makes a contribution, whether large or small. It is the cumulative impact of all these contributions that establishes neighbourhood character. The physical qualities of character in Central Toodyay are diverse and include :

- the era of the majority of development;
- the grid subdivision pattern;
- the siting and orientation of development / built form on lots;
- the form and distribution of open space;
- building height, scale and proportion; and
- distinctive building styles, particular design elements, materials and finishes.

Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal impact, on cultural significance.

Conservation means all the processes of looking after a place, so as to retain its cultural significance.

Contemporary design means design styles that are of their time and that do not use the design elements of another time, such as historicism.

Context means the specific character, quality, physical, historic and social context of a building's setting and may, according to circumstances, be a group of buildings, a part of a street, whole street, part of a town or the whole town.

Cultural significance means aesthetic, historic, scientific, social, or spiritual value, for past or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Curtilage means a defined area that surrounds a dwelling or property, but in the wider sense is the area that defines the limits of a significant place or precinct.

Development has the same meaning as is given to it in and for the purposes of the Planning & Development Act 2005.

Fabric means all the physical material of the place, including components, fixtures, contents and objects.

Form means the overall shape and volume of a building and the arrangement of its parts.

Grain means the pattern of arrangement and size of the buildings on their lots, and the subdivision pattern. The pattern or arrangement contributes to the texture on an area. Fine Grain is the quality or fine texture resulting from small and frequent subdivisions.

Heritage Item means a place, building, work, archaeological site, landscape or garden, or moveable relic, or place of Aboriginal significance identified on a heritage register.

Historic Character means the combination of particular characteristics or special qualities of a place related to its period or style of construction. This is generally summed up in the Statement of Significance.

Historicism means an excessive regard for past styles and may include copying them, as opposed to using contemporary design.

Infill means a new building in an established and valued historic context. Good infill is sympathetic to its surroundings and context, and creates a new structure that enhances and complements the existing character. Infill shall be distinguishable from the existing context but shall look like a well mannered neighbour.

Interpretation means all the ways of presenting the cultural significance of a place.

Maintenance means the continuous protective care of the fabric and setting of a place and shall be distinguished from repair. Repair involves restoration or reconstruction.

Meanings denote what a place signifies, indicates, evokes, or expresses.

Massing means the size and volume of a building.

Mixed Use Development means the mixing of compatible land uses in a balanced blend, integrated in close proximity to each other. Physically it includes both vertical and horizontal mixing of uses. No single use shall dominate other uses, although residential use is often the major component.

Place means site, area, land, landscape, building, or other work, group of buildings or other works, and may include components, contents, spaces and views.

Preservation means maintaining the fabric of the place, in its existing state, and retarding deterioration.

Reconstruction means returning a place as nearly as possible to a known earlier condition by the introduction of materials, new or old, into the fabric.

Related place means a place that contributes to the cultural significance of another place.

Related objects mean an object that contributes to the cultural significance of a place, but is not at the place.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions, or by reassembling existing components, without the introduction of new material.

Scale means the size of a building or addition and its relationship with surrounding buildings, the existing building in the case of an addition, or the landscape.

Setting means the area around a heritage place or item that contributes to and is part of its heritage significance. It may include views to and from the place. The setting may be pristine landscape, culturally modified landscape, gardens and streetscapes.

Statement of significance means a summary of those things that are of particular importance in relation to a particular place and tells us why a place has cultural heritage significance. It also guides how a place that is significant may be managed.

Streetscape (a) means the total visual impression gained from any one location within a street including the natural and man-made elements; and (b) is made up of the appearance of, and the relationships between, buildings in terms of design, scale, materials, colours, finishes, signs, external furniture, paving materials for roads, footpaths and landscaping.

Sympathetic or **Complementary** means a design outcome that shares the characteristics of the context and while it will not be the same as historic neighbours, will not look out of place amongst them.

Unobtrusive means not noticeable, especially when viewed from a public place.

Urban Form means the broad shape and structure of an urban community and the distribution of its major features.

Use means the function of a place, as well as the activities and practices that occur at such a place.

Adopted as TP 14 December 2006
Amended Council Meeting 17 April 2008
Amended Council Meeting 21 May 2009