



Planning and Development Act 2005

Local Planning Policy 4

Policy Title:	Residential Building Heights (LPP4)
Responsible Officer	Manager of Development Services
Adoption Date:	

Background

There has long been a recognition that due to the many layers of development that have occurred in Peppermint Grove since its inception in 1896, a variety of building styles have emerged and subsequently a range of building heights exist.

As Peppermint Grove has matured, and its streetscape character has become established, the appropriateness of the height limits and the definition of a basement storey established in the 1980's Town Planning Scheme was called into question during community surveys during the formation of Local Planning Scheme No.4.

As a result category B of the R-Codes setting height limits has been adopted in Local Planning Scheme No.4 for dwellings with a single storey height restriction for ancillary dwellings (please refer to LPP)

At the same time as Council recognises, however, that in some streetscape contexts it may be appropriate to allow variations to category B height limits under the R-Codes.

Planning Objective:

To provide guidance to landowners as to the circumstances under which Council would consider a variation to the height of a new dwellings and additions to existing buildings in areas Coded R10, R12.5 and R15 in the residential zoned areas of the Shire.

To ensure that any variations to building height are respectful of, and complimentary to, the existing scale of adjoining dwellings.

Building heights in excess of the R-Codes 'Deemed-to-comply' provisions for category B are assessed on a merit based approach that takes into consideration the heritage, and streetscape context in determining an appropriate building height for an individual development.

Statutory Basis:

This Local Planning Policy is made under the provision of the Planning and Development (Local Planning Schemes) 2015 Regulations.

The Local Planning Scheme allows floor levels to be based on Mean Natural Ground Level. This method sets aside the R-Code method of measuring Residential dwelling heights based on Natural Ground Level at the base of the wall. For the purposes of this policy building height is to be measured from the Mean Natural Ground Level to a maximum of 500mm prior to requiring planning consent from Council.

For the purposes of this policy building height shall be measured from the Mean Natural Ground Level at the base of the wall unless determined otherwise by Council.

Category 'B' of the R-Codes restricts the heights of dwellings in residential areas to a 6-metres wall height, 7-metres to the top of parapet wall of a flat roofed dwelling, and 9-metres to the ridge of a pitch roof dwelling.

Policy

Council will consider variations to the height limits established under Category 'B' of the R-Codes for the development in the Shire based on the following criteria being satisfied;

1. That views from and/or to buildings are not unduly interrupted by the increase in overall height;
2. Compatibility of the resulting scale of a proposed building to neighbouring dwellings;
3. The proposed increase in building height would enable a development to fit in with its neighbours.
4. The proposed development meeting LPP 1 'Urban Design and Streetscape';
5. The proposed development would not have an adverse visual impact to an adjoining dwelling;
6. Any proposed additions to a heritage listed dwelling do not overwhelm or dominate that heritage place as a result of any height variation;
7. The streetscape in which the development is proposed not be adversely affected by an increase in height.
8. The development meeting with all other provisions of the Scheme and the Deemed-to-comply provisions of the R-Codes.