Shire of Peppermint Grove

Local Planning Policies - 5.4 Local Planning Policy - Residential Building Heights

Policy	Local Planning Policies – 5.4 Local Planning Policy - Residential Building Heights
Statutory Authority	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015 Shire of Peppermint Grove Local Planning Scheme No. 4 (as amended)

Local Planning Policy

This local policy shall apply to all matters considered pursuant to Local Planning Scheme No.4 (LPS 4) and where the Council may exercise its discretion to vary Scheme requirements, to advise and direct on matters of land subdivision and amalgamation, site and building design, and/or processes associated with the assessment and implementation of development and matters related to its implementation.

The Policy Statement intends to provide clear direction and explanation as to the justification and basis for Council preferences in design and planning. It intends to influence the design of proposals and to achieve consistency of deliberation on matters which call for judgement and consideration of site characteristics and merit of design proposals.

All Policy will apply to each case prescribed to achieve a balance between consistency and appropriate site related design

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 height limits was called into question during community surveys during the formation of LPS 4.

As a result, category B of the R-Codes setting height limits has been adopted in LPS 4 for dwellings with a single storey height restriction for ancillary dwellings. At the same time 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 (LPS)

- 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 Residential zoned areas coded R10, R12.5, R15 and R20.
- To ensure that any variations to building height are respectful of, and complementary 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 (Deemed Provisions).

LPS 4 prescribes building height to be calculated from the 'mean natural ground level'. This method sets aside the R-Code methodology of measuring building height based on natural ground level. For the purposes of this policy should the ground floor level be raised more than 500 mm above the mean natural ground level Council discretion is required.

For the purposes of this policy building height shall be measured from the mean natural ground level. The R-Codes deemed-to-comply requirements restricts the heights of dwellings in residential areas. Under the LPS 4 Category 'B' heights apply.

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 the policy provisions of LPP 1 `Urban Design and Streetscape';

5. The proposed development would not have an adverse visual impact to a neighbouring 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 proposed development does not generate any privacy or overlooking concerns;
9. The development meeting with other provisions of the Scheme and the deemed-to-comply provisions of the R-Codes and LPS 4.

Policy Reference	Formal Description	Service Line
LPP 4	Residential Building Heights	Development Services
Implementation:		Planning and Building
Adoption and Modification	2020	
Strategic Community Plan		
Review Date	22 September 2026	