

Height of Buildings

Policy Type: Local Planning Policy Policy Owner: Director Urban Planning	Policy No. LPP1.9 Last Review Date: 20 September 2016
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Policy Objectives

To provide guidance regarding the interpretation and application of building height controls throughout the City, in order to ensure that the height of buildings is consistent with the desired character of the locality.

Policy Scope

Planning applications made pursuant to the provisions of LPS6, the R-Codes and Local Planning Policies require the City to consider the potential amenity impacts arising from proposed development relative to building height.

The provisions of LPS6 specify maximum building height controls for non-residential zoned land excluding the 'mixed use' zone. Therefore development in these non-residential zoned areas will be assessed having regard to those specified maximum building heights.

Where a structure plan, activity centre plan or local development plan has been adopted for an area, the building height controls are as stated in the relevant structure plan, activity centre plan or local development plan. Measurement of building height in non-residential zones and on land located within structure plan areas shall be as per the provisions of this policy unless an alternative method is otherwise described within the structure plan, activity centre plan or local development plan document.

LPS6 does not include maximum building height requirements for the 'Residential' and/or 'Mixed Use' zones. As such these are provided by this policy, noting that Clause 7.3 of the R-Codes enables the City to adopt a policy which amends the deemed-to-comply provisions in relation to Building Height.

This policy is designed to provide clarity for the benefit of developers at the design stage and for officers of the City at the planning assessment stage.

This Policy sets out the approach that will be taken by the City of Melville to the measurement of building height on residential zoned land where a structure plan, activity centre plan or local development plan does not apply. The Policy includes guidance in respect of natural ground level and a differentiated approach to eave and wall height dependent on the style and design of the built form being proposed

Definitions / Abbreviations Used In Policy

- 1.1 'Natural Ground Level' is defined as per the R-Codes:

Additional Note: For the avoidance of doubt, when determining natural ground level on sites where pre-application development and/or subdivision has not taken place, reliance is placed on the definitions of natural ground level as shown on the Water Corporation BG 2000 Maps Sheet Series.

- 1.2 'Building Height' is defined as per the R-Codes:

- 1.3 'Minor Projections' are defined as:

- chimneys,
- TV aerials,
- satellite dishes,
- sensitively designed and sited air conditioning plant and equipment, and,
- sensitively designed and sited lift shafts.

Note: Architectural features can also be included as 'Minor Projections', provided such features add value to the overall design and external appearance of the structure and do not, in the opinion of the City, compromise the purpose and/or intent of this Policy.

- 1.4 'Eave Height' is defined as:

"Where the lowest part of the projecting eave overhang aligns with the vertical wall element above natural ground level".

- 1.5 'Wall Height' is defined as:

"The top of the vertical external face of a building, (comprising solid building materials and including enclosures and screening to balconies, roof decks and the like) above natural ground level."

- 1.6 'Maximum building height' is defined as:

"The top of the highest element of the building such as the ridge line of a pitched roof measured from natural ground level".

- 1.7 A 'skillion roof' is described as follows: "An angled roof form without a ridge."

- 1.8 A 'traditional pitched roof' is described as follows:

"An angled roof form with a peak or a ridge where the planes of the roof meet".

- 1.9 LPS6 - Local Planning Scheme No. 6

- 1.10 R-Codes – State Planning Policy 3.1 - Residential Design Codes

Policy Statement

2.1 Permitted building height

2.1.1 General Residential and Mixed Use zone

R-Code Range	Eaves	External Wall (Concealed Roof)	Overall
R12.5 – R40	8.0 metres	9.0 metres	10.5 metres
R50 and above	As per R-Codes Table 3 Column C or Table 4		

2.1.2 Canning Highway Public Transport Corridor

R-Code Range	Eaves	External Wall (Concealed Roof)	Overall
R12.5 – R25	8.0 metres	9.0 metres	10.5 metres
R30 – R50	11.0 metres	12.0 metres	13.5 metres
R60 and above	15.0 metres	16.0 metres	17.5 metres

The Canning Highway Public Transport Corridor is depicted on the maps contained in Appendix 1 of this policy.

2.2 Measurement of Height

The height of buildings or other structures is to be measured from the natural ground level of a site.

2.3 Minor Projections

Minor Projections may be approved at a height greater than that allowed in LPS6 and in Clause 2.1.1 and 2.1.2 of this policy provided the amenity of surrounding properties will not be unduly affected.

2.4 Sloping Sites

As building height is measured to the highest point of a wall or roof of a building vertically above natural ground level, developments proposed across sloping sites are to apply the principle of equal cut and fill across the site.



References that may be applicable to this Policy

Legislative Requirements:	Planning and Development Act 2005 Planning and Development (Local Planning Scheme) Regulations (2005)
Procedures, Process Maps, Work Instructions:	Planning Application Directorate Procedure
Other Plans, Frameworks, Documents Applicable to Policy:	Local Planning Scheme No. 6 Residential Design Codes of Western Australia LPP1.7 Telecommunications Facilities and Communications Equipment LPP2.1 Non-Residential Development
Delegated Authority No:	DA-020 Planning and Related Matters

ORIGIN/AUTHORITY

Planning and Developments Services Committee

12/10/99

Item No.

P99/1020

Reviews

Special Planning and Development Services Committee	27/06/00	P00/1004
Development and Neighbourhood Amenity Committee	10/12/02	P02/1005
Development and Neighbourhood Amenity Committee	08/03/05	P05/1004
Ordinary Meeting of Council	19/07/11	P11/3225
Ordinary Meeting of Council	15/04/14	P14/3484
Ordinary Meeting of Council	15/02/16	P16/3685
Ordinary Meeting of Council	20/09/16	P16/3718



Appendix 1 – Canning Highway Transport Corridor

