

Local Planning Policy 3.3: Building Height

ADOPTION DATE: 13 October 2009

AMENDED DATE: 26 March 2019

AUTHORITY: *Planning and Development (Local Planning Schemes) Regulations 2015*

State Planning Policy 3.1 'Residential Design Codes' 2015

Town Planning Scheme No. 1

POLICY PURPOSE

This policy provides matters to be considered by the Town of Cambridge and/or a decision maker in determining applications to be made under Schedule 2, Part 9, Clause 67 (g) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for residential buildings that exceed the deemed-to-comply requirements of design element 5.1.6 of the Residential Design Codes.

DEFINITIONS

Apart from the terms noted below, words and expressions used in this policy have the same meaning as they have in the Town of Cambridge Town Planning Scheme No. 1 (the Scheme), Residential Design Codes (the Codes) or other relevant legislation.

***Surrounding area:** means the three properties on either side of the proposed development on both sides of the street (excluding laneways/right of ways) that the dwelling is orientated towards.*

APPLICATION OF THE POLICY

Where this policy is inconsistent with the provisions of a specific policy or guidelines applying to a particular site or area (eg. Jersey Street, Jolimont; Ocean Mia, City Beach; Parkside Walk, Jolimont, and Precinct Policies), the provisions of that specific policy or guidelines shall prevail.

POLICY

1.0 Matters for consideration in applying Design Principles

With respect to the application of P6 of Element 5.1.6 'Building Height' of the Residential Design Codes, in considering the building height, Council shall have regard to the following matters:

- a) Whether the proposed building height is consistent with the predominant building height of the buildings within the **surrounding area**; and
- b) The natural topography of the site and whether the proposed building height considers and responds to the topography.

Windarra Sub-Precinct of City Beach

A building or structure that does not exceed the height in metres above the Australian Height Datum as shown on the plans below.

This requirement is reproduced directly from the height restrictions within this area prescribed at the time the land was subdivided and sold under the former City of Perth Planning Scheme (repealed 31 March 1998) and shall not be varied by the Council.

Figure 1: Windarra Sub-Precinct: Height Restrictions

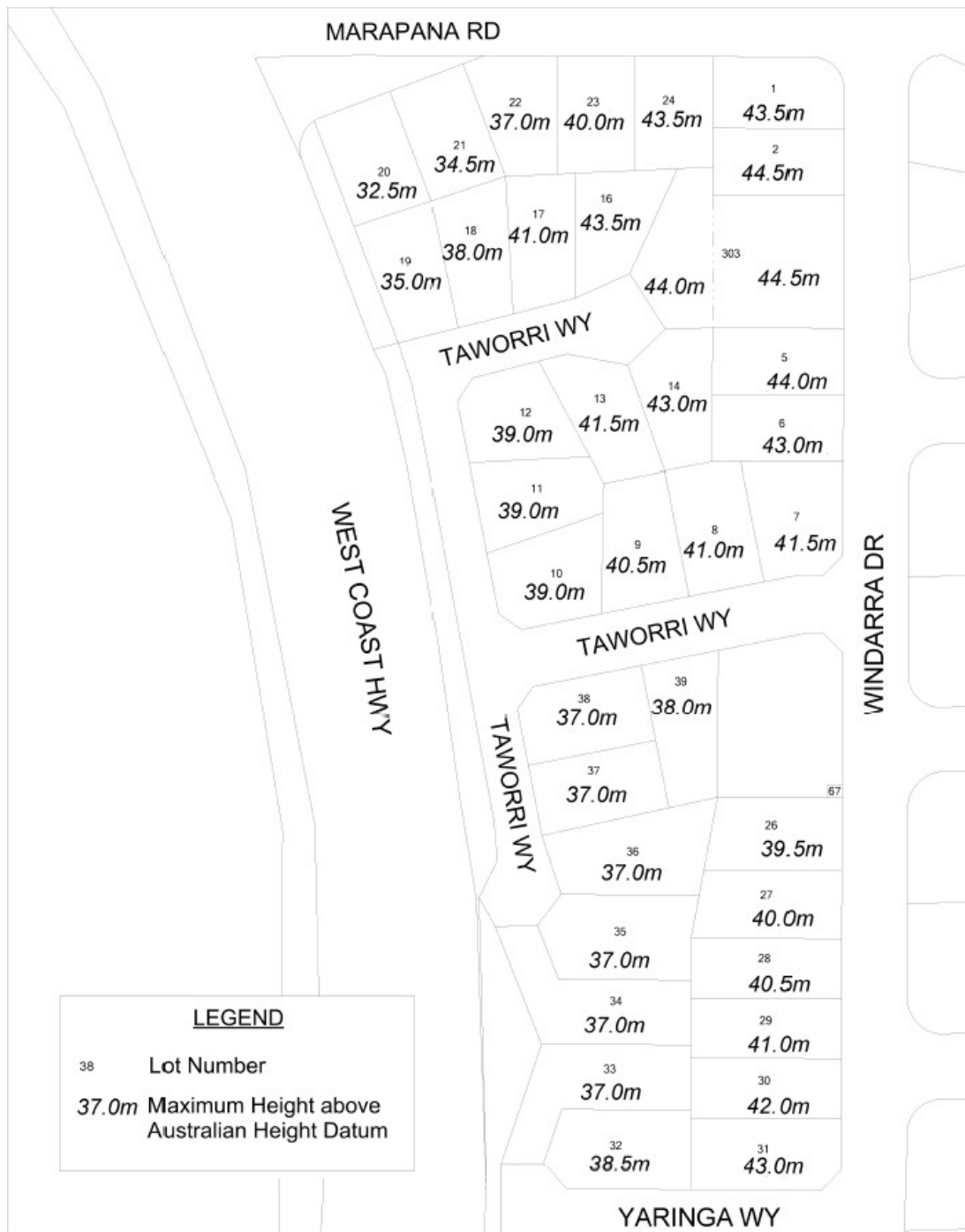
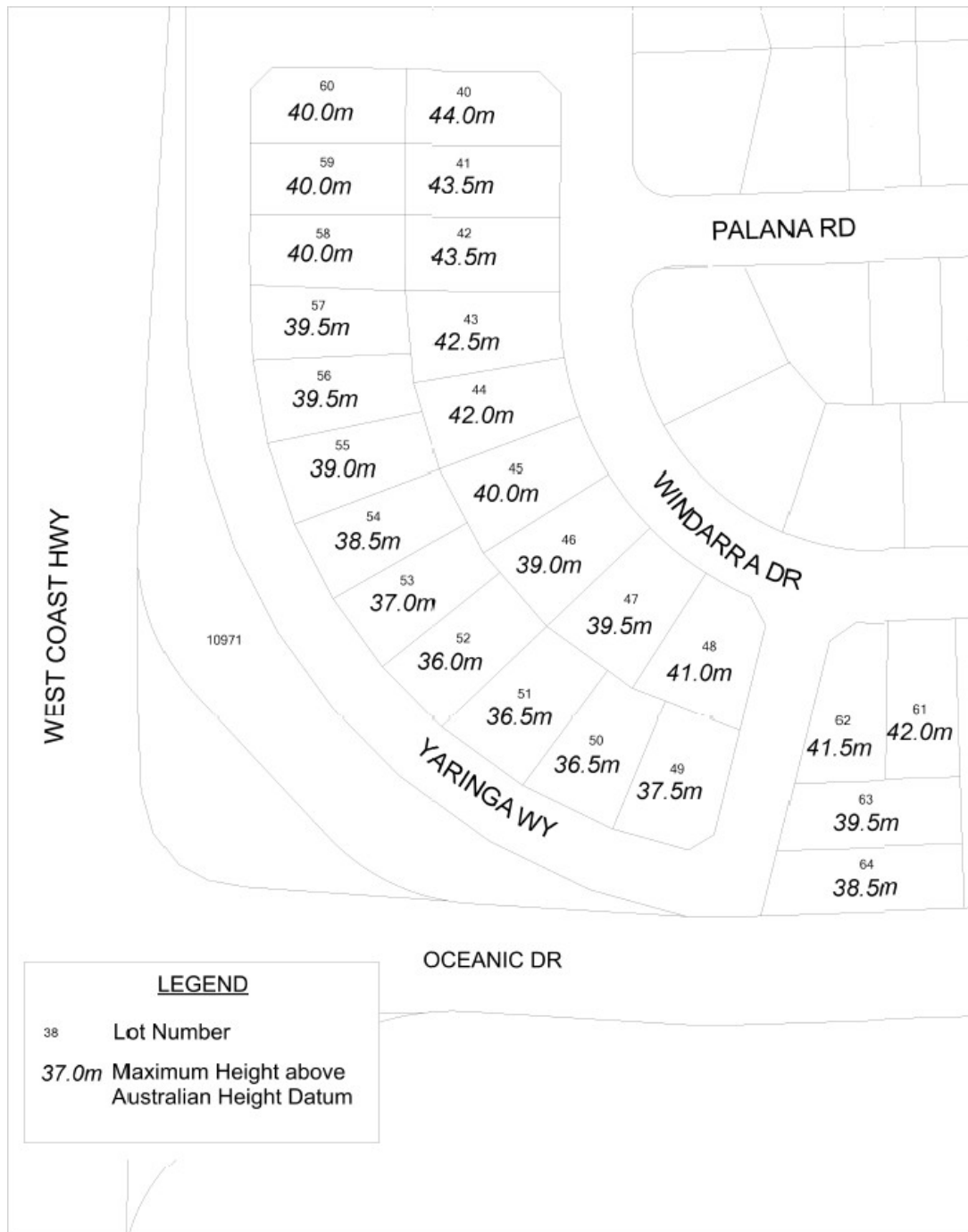


Figure 2: Windarra Sub-Precinct: Height Restrictions (cont'd)



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