

2.6 RESIDENTIAL BUILDING HEIGHTS

1.0 Introduction

Where this Policy is inconsistent with the provisions of a specific Local Planning Policy, Local Development Plan, Activity Centre Plan or Structure Plan applying to a particular site or area (eg. Character Retention Guidelines), the provisions of that specific planning instrument shall prevail.

2.0 Objectives

Single Houses and Grouped Dwellings

Single Houses and Grouped Dwelling development is to achieve the following objectives:

- To ensure that the height of buildings are consistent with the desired scale in a given locality; and
- To ensure that the height of a building does not overly impact on the streetscape or on neighbouring properties.

Multiple Dwellings (Apartments)

Apartment development is to achieve the following objectives:

- The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.
- The height of buildings within a development responds to changes in topography.
- Development incorporates articulated roof design and/or roof top communal open space where appropriate.
- The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces.

3.0 Applications Subject of this Policy

This Policy applies to all development within a Residential Zone and Apartment development (multiple dwellings) within a non-residential zone.

4.0 Definitions

For the purpose of this policy, the following definitions apply:

Dormers

An opening framed into a pitched roof to provide natural lighting to the roof space, comprising a vertical window (i.e. a window with a greater vertical dimension than horizontal dimension) with its own pitched roof gable and side walls. The pitch of any roof containing a dormer is to be no less than 20 degrees.

Gables

Subject to compliance with Clause 5.1.6 C6 and Table 3 Note ii of the R-Codes (Volume 1), gables with or without windows (including dormer windows) to habitable or non-habitable rooms within the roof space are not included in the calculation of the wall height.

Neighbouring sites

Neighbouring sites includes those properties (including those directly and diagonally to the rear) and sites directly and diagonally opposite on the other side of the street of the subject property.

Indicative Building Height (Apartments)

Indicative Building Height is calculated as per the “Height, Building” definition of the the R-Codes (Volume 1) and is derived by adding together the floor to ceiling heights for the desired number of storeys, with a nominal allowance of 4m for the ground floor and 3m for subsequent floors, plus 2m to allow for rooftop articulation.

R-Codes

R-Codes refers to state ‘State Planning Policy 7.3 Residential Design Codes Volume 1’ and/or ‘State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments’.

Storey

The portion of a building which is situated between the top of any floor and the top of the floor next above it and if there is no floor above it, that portion between the top of the floor and the ceiling above it but does not include:

- A basement
- A space that contains only a lift shaft, stairway or meter room
- A mezzanine
- A loft

Double height floors greater than 5m floor to ceiling are counted as two floors.

Building Height – Single Houses and Grouped Dwellings

Building Height for Single Houses and Grouped Dwellings is calculated as per the “Height, Wall” definition of the R-Codes. However, the height of the wall is measured at the base of the wall (i.e. not the boundary) (see Figure 1).

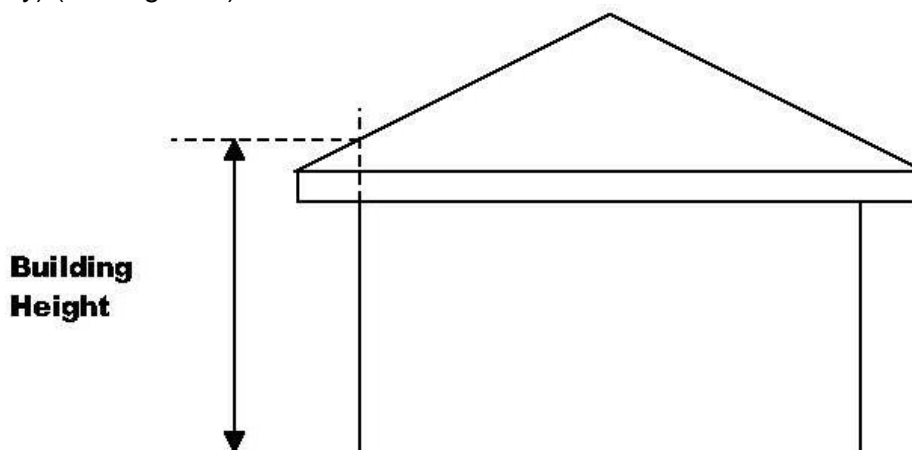


Figure 1 – Measurement of Building Height

Architectural Features

Architectural features/projections above the maximum permitted wall height may be excluded from the wall height calculation provided they do not detract from the character of the streetscape and are within the building envelope (see Figures 2 & 3)

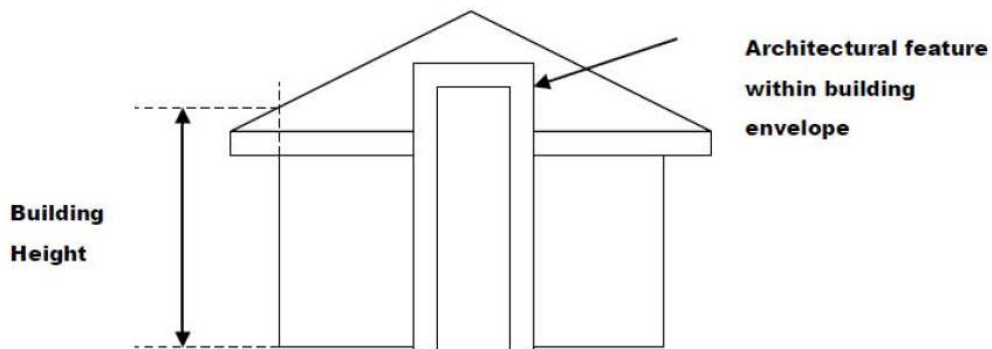


Figure 2 – Architectural feature within building envelope

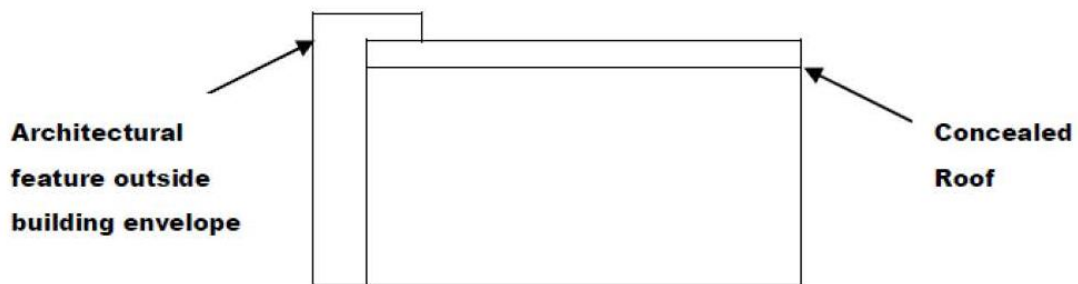


Figure 3 – Architectural feature outside of building envelope

Average Natural Ground Level

Average Natural Ground Level is calculated as the average of the sum of the natural ground level points directly below the outermost corner points of the footprint of each level of the dwelling (see Figure 4).

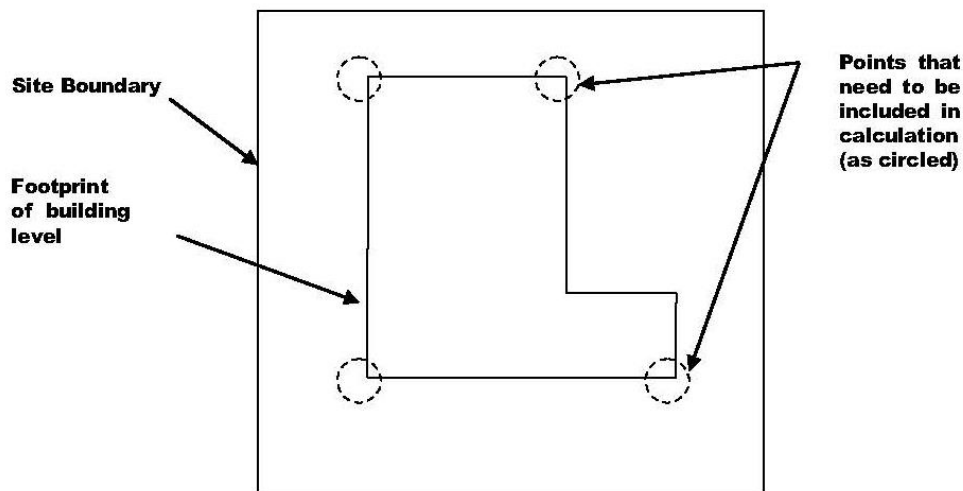


Figure 4 – Average Natural Ground Level Calculation

5.0 Measurement of Building Height

5.1 New Dwellings

The Building Height shall be measured from the Average Natural Ground Level (ANGL) calculated separately for the footprint of each level of the dwelling (i.e. its site cover), provided that at any point the difference between the ANGL and Natural Ground Level does not exceed 1.5m (see Figures 5, 6 & 7).

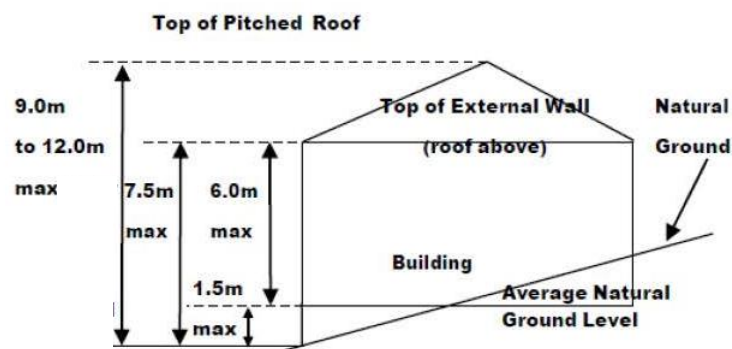


Figure 5 - Pitched Roof on a Sloped Site

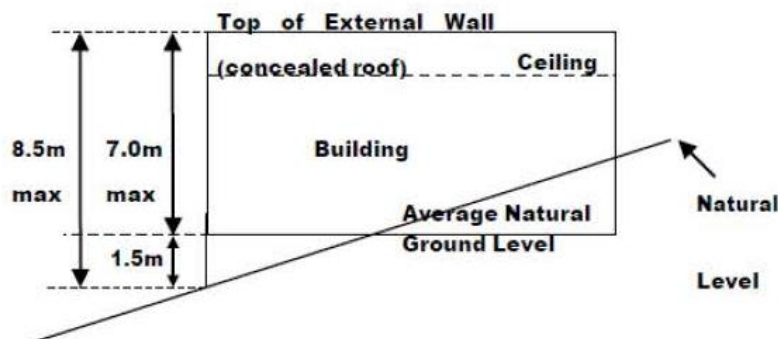


Figure 6 – Flat Roof on a Sloped Site

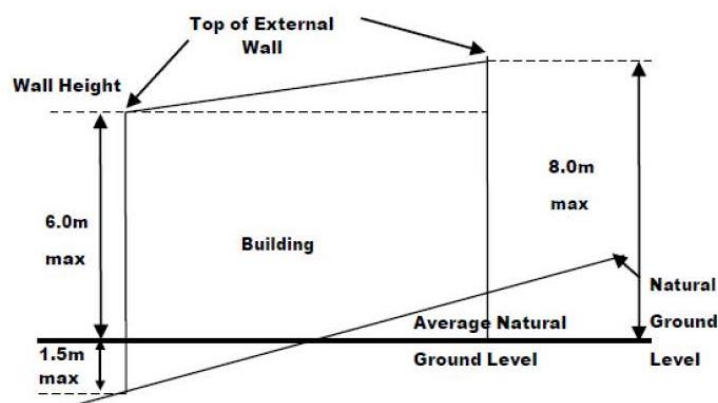


Figure 7 – Skillion Roof on a Sloped Site

5.2 Additions to Existing Dwellings

- a) In the case of extensions to an existing dwelling, the Acceptable Building Height may be measured from the existing Finished Ground Floor Level (FGFL) of the dwelling, provided that the FGFL is not greater than 1.5m above natural ground level
- b) Where the difference between the Finished Ground Floor Level and natural ground level is more than 1.5m, building height is to be measured from the ANGL

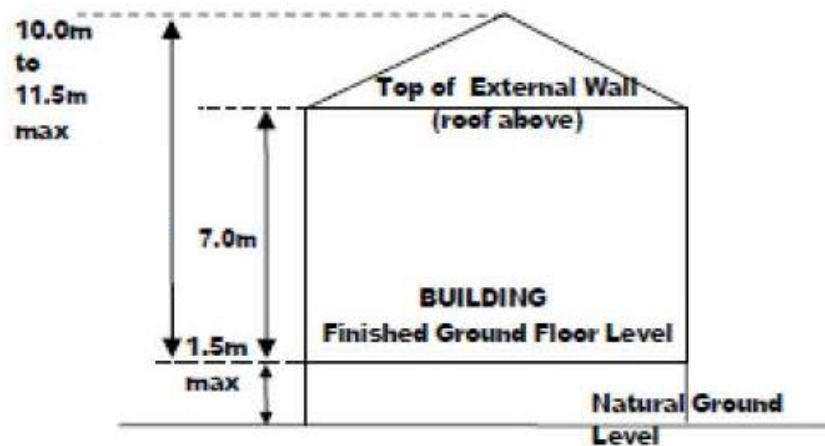


Figure 8: Addition with a pitched roof

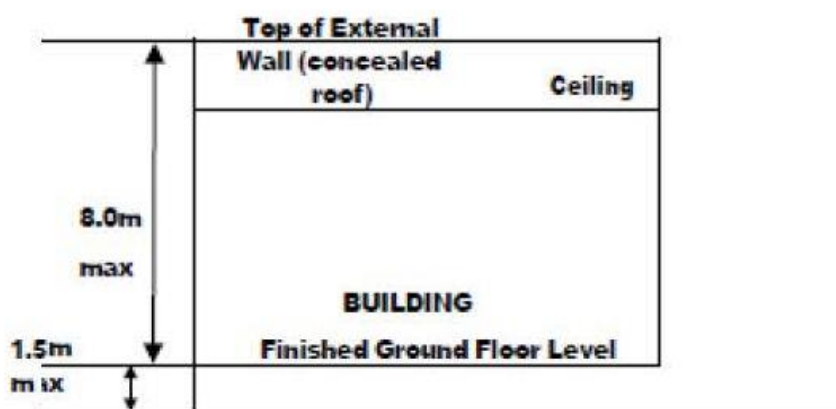


Figure 9: Addition with a Flat Roof

6.0 Acceptable Development Provisions

6.1 Single Houses and Grouped Dwellings – Building Heights

Development which complies with the following Deemed-to-comply standards are deemed to meet the relevant Design Principles of the R-Codes (Volume 1). The following standards replace the Deemed-to-comply Standards specified under Clause 5.1.6 of the R-Codes (Volume 1).

- a) The Building Heights in areas coded R50 or less are as per Category B specified in Table 3 of the R-Codes (Volume 1).
- b) The Building Heights in areas coded greater than R50 are as per Category C specified in Table 3 of the R-Codes (Volume 1).
- c) Building height be calculated based on the ridge lengths outlined in Table 1 of this Policy (refer below)

Ridge Length	Maximum Ridge Height
6.0m and Greater	9.0m
4.01m - 6.0m	9.5m
2.01m - 4.0m	10.0m
0 - 2.0m	10.5m

Table 1 – Varying Ridge Heights for Varying Ridge Lengths

- d) For new Dwellings - In instances where the difference between ANGL and Natural Ground Level exceeds 1.5m, a stepping in Finished Ground and Upper Floor Levels (FGFL) is required.
- e) For Additions to Existing Dwellings - The proposed building height does not exceed the Acceptable Building Heights specified in Table 3 of the R-Codes (Volume 1) by more than 1.0m.

6.2 Apartments – Maximum Building Heights

The following requirements are default provisions to assist in satisfying the Objectives of this Policy. In order to achieve these Objectives, proposals may require additional and/or alternative design solutions in response to the site conditions, streetscape and design approach.

- a) The Maximum Building Heights for Apartments are set out in Table 2: Apartments – Maximum Building Heights below:

RESIDENTIAL R-CODING²	MAXIMUM BUILDING HEIGHT (Storeys)	INDICATIVE BUILDING HEIGHT¹ (Metres)
R40	2 Storeys	9m
R50	3 Storeys	12m
R60	3 Storeys	12m
R80	4 Storeys	15m
R100	4 Storeys	15m
R160	5 Storeys	18m
R-AC4	3 Storeys	12m
R-AC3	6 Storeys	21m
R-AC2	7 Storeys	24m
R-AC1	9 Storeys	30m
R-AC0	Refer to Local Planning Scheme No. 3, structure plan, local development plan and/ or precinct controls as applicable	
<p><i>Note 1: Indicative building heights are a general guide only and are derived by adding together the floor to ceiling heights for the desired number of storeys, with a nominal allowance of 4m for the ground floor and 3m for subsequent floors, plus 2m to allow for rooftop articulation.</i></p> <p><i>Note 2: As designated in Local Planning Scheme No. 3, activity centre plan, structure plan, local development plan or local planning policy.</i></p>		

Note: The requirements of Table 2 are performance-based. Applications for development approval need to demonstrate that the design achieves the Objectives of this Policy. While addressing these requirements is likely to achieve the Objectives, they are not a deemed-to-comply pathway and the proposal will be assessed in context of the entire design solution to ensure the Objectives are achieved. Proposals may also satisfy the Objectives via alternative means or solutions. (based on an extract from State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments)

- b) The Maximum Building Height and Indicative Building Heights specified in Table 2 shall be measured from the Average Natural Ground Level (ANGL), provided that at any point the difference between the ANGL and Natural Ground Level does not exceed 1.5m.

7.0 Neighbour Consultation

- a) Consultation with neighbours sites will be required, in accordance with the City's Planning Consultation Procedure:
- When a variation to the standards contained in Clause 6.1 Single Houses and Grouped Dwellings – Building Height of this Policy is sought; or
 - For all apartments development.
- b) In all cases requiring consultation with neighbouring sites, the City will conduct the consultation process

8.0 Variations

Should an application not comply with the provisions of Clause 6 of this Policy, it is to be assessed under the objectives of this Policy, the relevant Design Principles of State Planning Policy 7.0 Design of the Built Environment and the R-Codes.

OFFICE USE ONLY:

Local Planning Scheme No.3 – Local Planning Policy History:

Action	Resolution Number	Effective Date
Modified	0414/033	20 May 2014
Modified	1119/004	19 Dec 2019