2.6 RESIDENTIAL BUILDING HEIGHTS

1.0 Introduction
Where this Policy is inconsistent with the provisions of a specific Policy or Guidelines applying to a particular site or area (eg Heritage Protection Area Guidelines), the provisions of that specific Policy or Guidelines shall prevail.

2.0 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.

3.0 Applications Subject of this Policy
This Policy applies to all development within a Residential Zone.

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

Gables
Subject to compliance with Clause 5.1.6 C6 Table 3 Note ii of the Residential Design Codes of Western Australia (R-Codes), 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.

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.
Building Height
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](image)

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 2).

![Figure 2 – Average Natural Ground Level Calculation](image)
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 3 & 4)

Figure 3 – Architectural feature within building envelope

Figure 4 – Architectural feature outside of building envelope
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](image1)

![Figure 6 - Flat Roof on a sloped site](image2)

![Figure 7 - Skillion Roof on a Sloped Site](image3)
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

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

6.1 Building Height Deemed-to-comply Standards (Clause 5.1.6 C6)

a) The Building Heights in areas coded R50 or less are as per Category B specified in Table 3 of the R-Codes, except for applications assessed under Part 6 of the R-Codes.

b) The Building Heights in areas coded greater than R50 are as per Category C specified in Table 3 of the R-Codes, except for applications assessed under Part 6 of the R-Codes.

c) Building heights be calculated based on the ridge lengths outlined in Table 1 of this Policy (below)
d) The Building Heights for all applications assessed under Part 6 of the R-Codes are as per Table 4 of the R-Codes however building height is to be measured in accordance with the provisions of this Policy.

e) 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.

f) For Additions to Existing Dwellings - The proposed building height does not exceed the Acceptable Building Heights specified in Table 3 of the R-Codes by more than 1.0m.

<table>
<thead>
<tr>
<th>Ridge Length</th>
<th>Maximum Ridge Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.0m and Greater</td>
<td>9.0m</td>
</tr>
<tr>
<td>4.01m - 6.0m</td>
<td>9.5m</td>
</tr>
<tr>
<td>2.01m - 4.0m</td>
<td>10.0m</td>
</tr>
<tr>
<td>0 - 2.0m</td>
<td>10.5m</td>
</tr>
</tbody>
</table>

**Table 1 – Varying Ridge Heights for Varying Ridge Lengths**

### 7.0 Neighbour Consultation

Consultation with neighbours sites will be required, in accordance with the R-Codes, when a variation to the Deemed-to-comply standards is sought. In all cases requiring consultation with neighbours, it is required that the City conduct the consultation process.

### 8.0 Variations

Should an application not comply with the acceptable development provisions of this Policy, it is to be assessed under the objectives of this policy and the appropriate Design Principles of the R-Codes.