

Local Planning Policy 1.2 Building Height

1. Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy – Building Height.

2. Purpose

Under the City's former Town Planning Scheme No. 6 (TPS 6), building height was measured using a specific methodology. The TPS 6 provisions resulted in greater height being permitted, particularly for buildings on sloping sites, compared to building height provided for under State Planning Policy 7.3 - Residential Design Codes Volume 1 (R-Codes). This has resulted in a unique form of development across the City of South Perth (the City).

To provide for consistency with the established built form of residential development in the City, this Policy provides supplementary Local Housing Objectives to be considered when determining applications for single houses and grouped dwellings which do not satisfy the deemed-to-comply requirements of design element 5.1.6 of the R-Codes. These objectives will ensure new development is in keeping with existing development approved under the former TPS 6 provisions.

3. Application

This local planning policy applies to all single house and grouped dwelling developments in the City.

Where this local planning policy is inconsistent with a local development plan, precinct structure plan or local planning policy that applies to a specific site or area, the provisions of that specific a local development plan, precinct structure plan or local planning policy shall prevail.

4. Policy Objectives

- 4.1 To ensure the height of buildings are consistent with the established scale of development in a given locality.
- 4.2 To ensure the height of buildings do not unduly impact the streetscape or neighbouring properties.

5. Policy Statement

The following Local Housing Objectives provide guidance for decision-making in considering a development application for development which does not satisfy the deemed-to-comply requirements of design element 5.1.6 – Building Height:

- 5.1 Building height considers and responds to the natural topography of the site.
- 5.2 Building height on sloping sites responds to any necessary site works and minimises cumulative building bulk impacts to neighbouring properties.
- 5.3 Building height is consistent with the predominant height of the buildings within the immediate surrounding area.
- 5.4 Building height contributes, and is consistent with, the established streetscape within the surrounding area.
- 5.5 Building height is located to reduce impacts of building bulk to the street.
- 5.6 Lot boundary setbacks that correspond to the height of a building and minimises the impact of bulk and scale on neighbouring properties.

6. Relevant legislation, policies, documents

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

City of South Perth Local Planning Scheme

State Planning Policy 7.3 - Residential Design Codes

Local Planning Policy – Salter Point Escarpment

7. Document Control

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Strategic Community Plan Reference	Environment (Built and Natural)