

POLICY 3-2 – HEIGHT AND SCALE OF BUILDINGS WITHIN RESIDENTIAL AREAS

STATUS: **Council Policy** - *A strategic policy that sets governing principles and guides the direction of the organisation to align with community values and aspirations.*

Council policies are developed by the Policy Committee for approval by Council.

**RESPONSIBLE
DIRECTORATE:** Planning and Community Development

OBJECTIVE: To ensure that all development within a residential area of significant height and scale is given appropriate consideration with due regard to the protection and enhancement of the amenity and streetscape character of the surrounding area.

Area

This planning policy applies to all development in the Residential Zone within the City of Joondalup with the exception of areas in which building height and scale is otherwise addressed in structure plans made in accordance with Part 9 of District Planning Scheme No 2.

Definitions

- 1 “Amenity” shall mean the quality of the environment as determined by the character of an area, its appearance and land use, which contributes to its pleasantness and harmony and to its better enjoyment.
- 2 “Building Threshold Envelope” shall mean the invisible envelope over a building site described by a height above natural ground level of 3.5m at the side and rear boundaries increasing in line with the distance to the closest boundary to a height of 8.5 metres but not extending closer than three metres to the street boundary.
- 3 “Natural Ground Level” shall mean:
 - (a) the contour or spot levels (RL) of previously undisturbed land noted on a site plan or site survey plan;
 - (b) land within areas having been recontoured with or without retaining walls as part of the approved subdivisional works shall be deemed to have natural ground level coinciding with the recontoured ground as approved;
 - (c) where land has been previously disturbed, natural ground level shall be deemed to be based on existing records or where there are no adequate records, an estimate as determined by the Chief Executive Officer.

STATEMENT

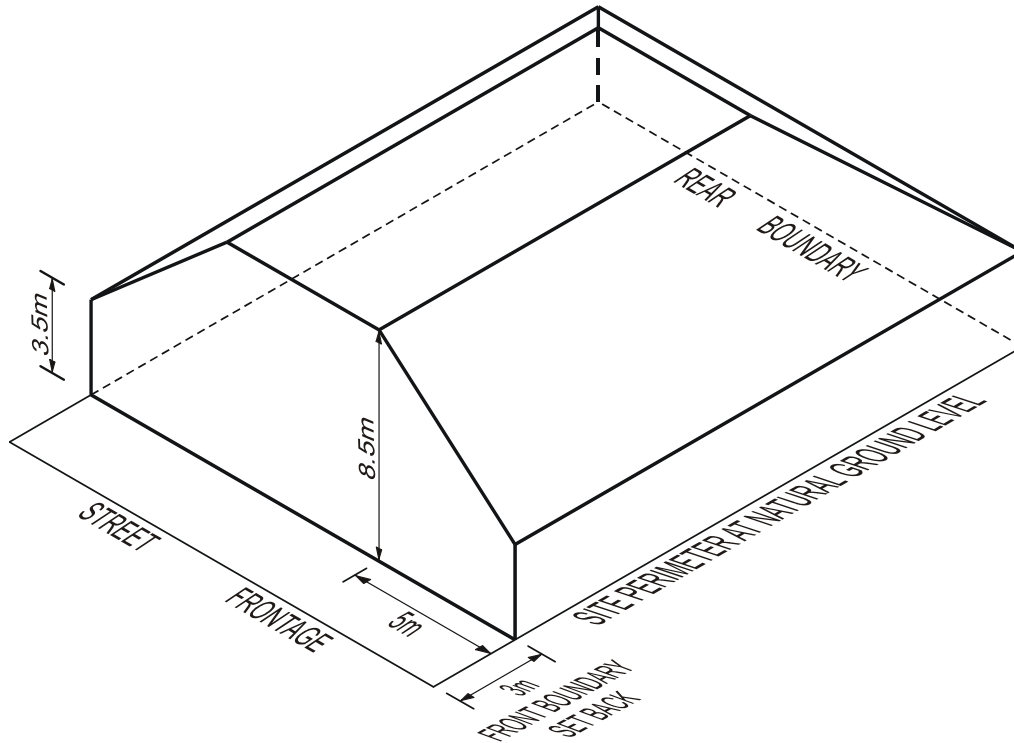
- 1 Applications for development approval and for building licences for developments which do not exceed the building threshold envelope are deemed to comply with the objectives of this policy and shall be processed by Approval Services in the normal manner. If it is unclear from the application due to lack of detail whether the threshold is exceeded or not, the application shall be considered to exceed the building threshold envelope.
- 2 Applications for development approval and for building licences for developments which exceed the building threshold envelope except as outlined in Paragraph 5 of this statement shall be accompanied by:
 - (a) A site contour plan showing natural ground level (as defined in this policy) with 0.5 metre contours prepared by a licensed surveyor;
 - (b) Plans showing finished floor levels, wall heights and roof heights of the proposed building(s);
 - (c) Written justification by the applicant for those aspects of the development which exceed the threshold set out in this policy, including the likely impact of the height and location of the building(s) on the amenity of nearby landowners and the surrounding area generally.
- 3 In the case of applications referred to in paragraph 2 of this statement, Council will seek written comments on the proposal for a period of 14 days from the date of notification from affected landowners of land within 15 metres of the boundaries of the subject land and on the opposite side of the street.
- 4 Applications which exceed the building threshold envelope shall be deemed to be non-complying applications for which Council's development approval is required. Non-complying applications shall be processed as follows:
 - (a) In cases in which notified landowners have raised no concerns or objections AND the application is supported by the Manager Approvals, Planning and Environmental Services, the application shall be processed under delegated authority;
 - (b) In cases in which notified landowners have raised concerns or objections OR the application is not supported by the Manager Approvals, Planning and Environmental Services, the application is to be presented to Council for determination.
- 5 The following may encroach beyond the building threshold envelope without restriction:
 - (a) fascias, gutters, downpipes, eaves to a maximum width of 600mm, chimneys, flues, pipes, air conditioning plant, aerials, light fittings, electricity or gas metres or other services;
 - (b) pergolas, screens or sunblinds.

Amendments: CJ213-06/99, CJ086-04/00, CJ206-10/05

Related Documentation: Delegated Authority Manual

Issued: October 2005

BUILDING THRESHOLD ENVELOPE



Distance From Boundary	Height Above Natural Ground Level
0m	3.5m
0.5m	4.0m
1.0m	4.5m
1.5m	5.0m
2.0m	5.5m
2.5m	6.0m
3.0m	6.5m
3.5m	7.0m
4.0m	7.5m
4.5m	8.0m
5.0m	8.5m

SCALE 1:250
DATE 24/11/99

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