



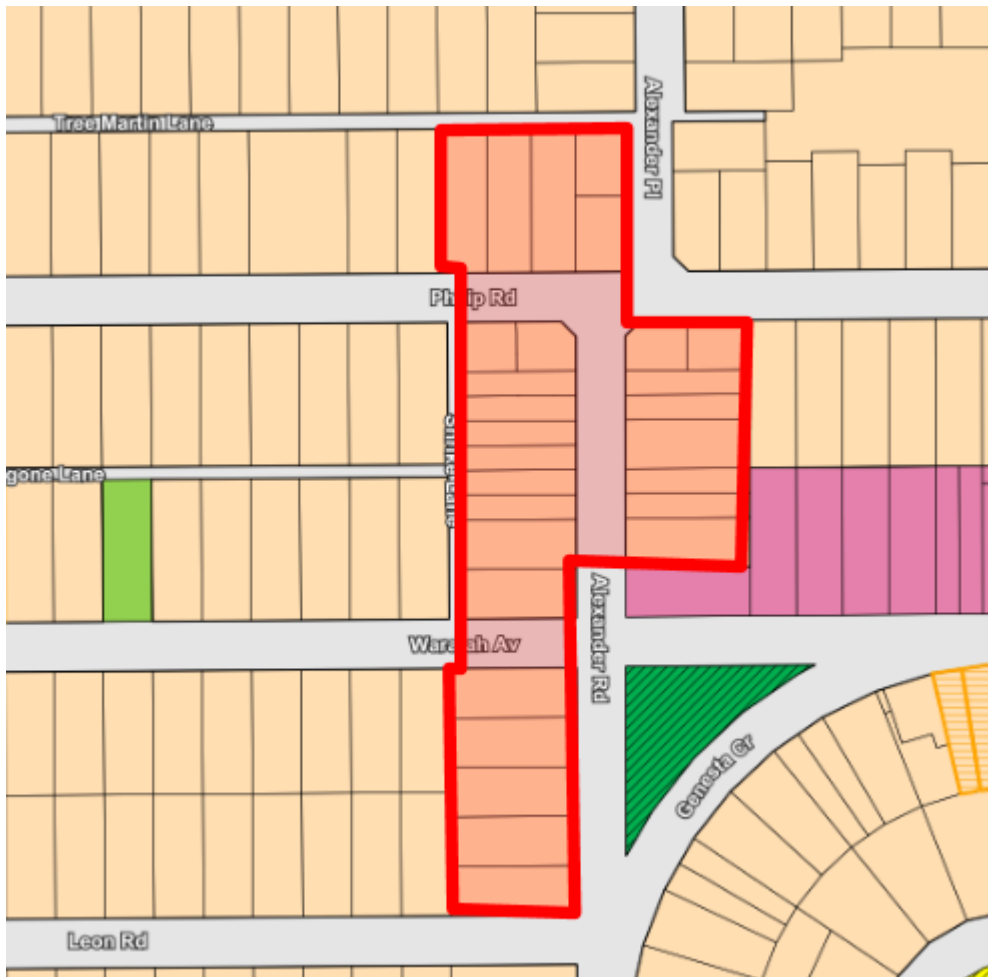
LOCAL PLANNING POLICY – ALEXANDER AND PHILIP ROAD, DALKEITH BUILDING HEIGHT

1.0 PURPOSE

1.1 The purpose of this policy is to provide guidance and development provisions for building height limits for selected properties on Alexander Road and Philip Road, Dalkeith.

2.0 APPLICATION OF POLICY

2.1 This policy applies to all development proposals on land within the Policy Area bound and shaded below:



2.2 This Policy replaces clause 5.1.6 *Building Height*, Deemed-to-comply provision C6 of State Planning Policy 7.3 Residential Design Codes Volume 1.

2.3 This Policy replaces Acceptable Outcome 2.2.1 of Element 2.2 *Building Height* of State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments.



- 2.4 This Policy replaces clause 4.5 Building Height of City of Nedlands Local Planning Policy – Residential Development: Single and Grouped Dwellings.

3.0 OBJECTIVES

- 3.1 Protect and enhance local character and amenity.
- 3.2 Respect the community vision for the development of the district.
- 3.3 Ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks of street.

4.0 POLICY MEASURES

- 4.1 All development is to have a maximum building height of 10.0m above natural ground level.
- 4.2 For all single house and grouped dwelling development and multiple dwelling development in areas coded less than R40, deemed-to-comply provision 5.1.6 C6 of State Planning Policy 7.3 Residential Design Codes Volume 1 is replaced with the following provision:

Buildings which comply with a maximum building height of 10.0m above natural ground level (refer Figure Series 7).

- 4.3 For multiple dwelling development in areas coded R40 and above, acceptable outcome A 2.2.1 of State Planning Policy 7.3 Residential Design Codes Volume 2 is replaced with the following provision:

Development complies with the building height limit of 10.0m above natural ground level.

5.0 VARIATIONS TO POLICY

- 5.1 Where a variation to this policy is sought, consideration shall be given to objectives of the policy, in addition to the judgement of merit procedure of the Residential Design Codes.

6.0 RELATED LEGISLATION

- 6.1 This policy has been prepared in accordance with Schedule 2 Part 2 Clause 4 of the Planning and Development (Local Planning Schemes) Regulations 2015.
- 6.2 This policy should be read in conjunction with the following additional planning instruments and its requirements apply unless specifically stipulated elsewhere in any of the below:
- Planning and Development (Local Planning Schemes) Regulations 2015
 - Local Planning Scheme No. 3
 - State Planning Policy 7.3 – Residential Design Codes
 - Consultation of Planning Proposals Local Planning Policy



7.0 DEFINITIONS

7.1 For this policy the following definitions apply:

Definition	Meaning
Building height	The maximum height of a building including walls and roof. Building height is to be measured in accordance with the provisions of State Planning Policy 7.3 Residential Design Codes, relevant to the type of development.

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