

Title	Coogee Residential Height Requirements
Policy Number (Governance Purpose)	LPP 1.7



Policy Type

Local Planning Policy

Policy Purpose

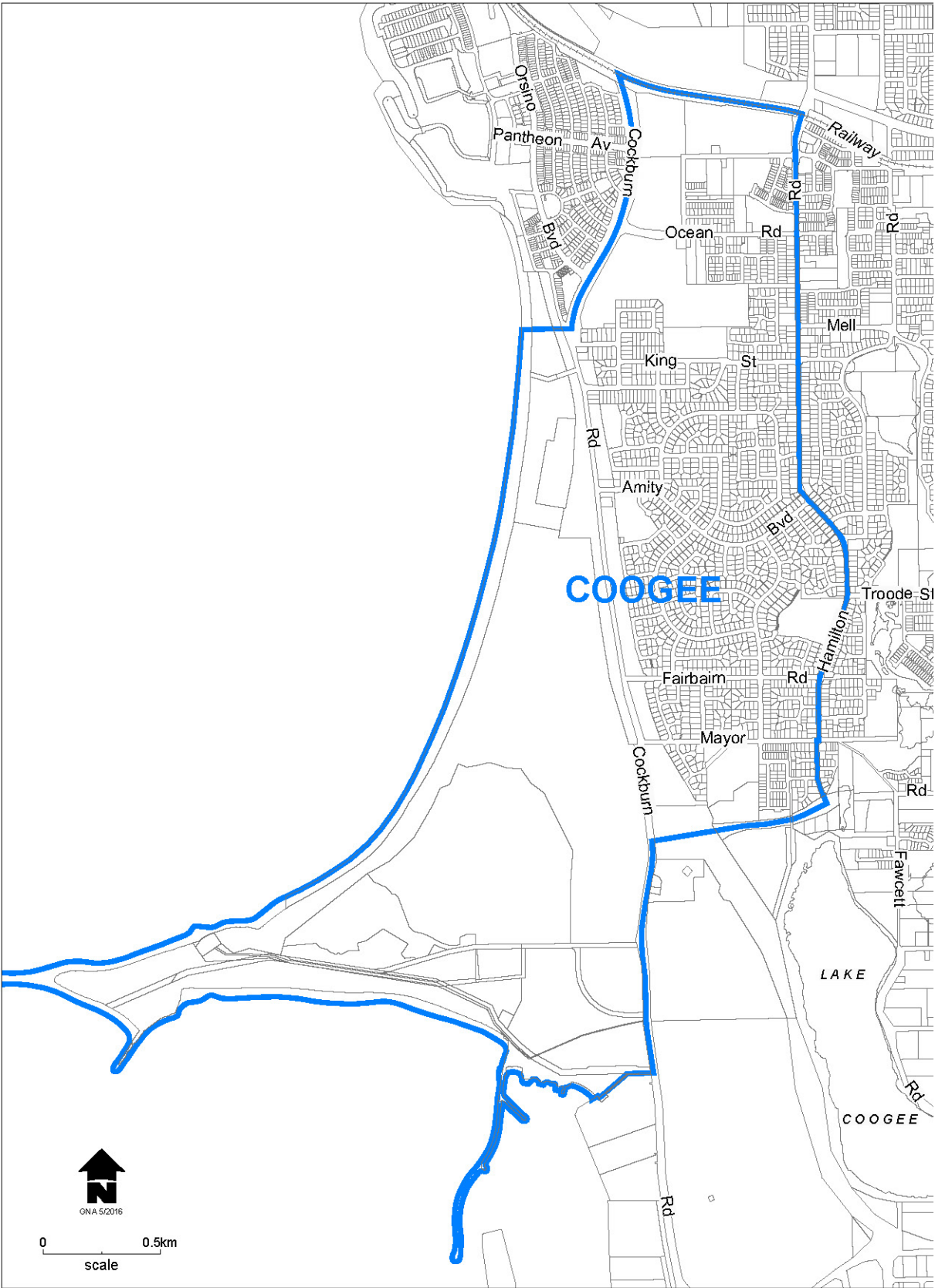
Applications proposing excessive heights for residential development in the suburb of Coogee have highlighted the need for a Local Planning Policy to control the amenity impacts associated with additional building height in this location.

The purpose of the policy is to limit the height of residential development in the suburb of Coogee as indicated on the attached plan.

Policy Statement

- (1) Where a proposal for residential development meets the provisions of this policy, the proposal will be exempt from requiring planning approval.
- (2) Maximum building height of residential development shall be limited to:
 1. Top of external wall (roof above) - 7m
 2. Top of external wall (concealed roof) – 8m
 3. Top of pitched roof – 10m
- (3) Definitions including Height, Natural Ground Level and Wall shall be as per the Residential Design Codes of Western Australia (R-Codes).
- (4) Proposals which exceed the above requirements are to be advertised for public comment.
- (5) Where an objection is received that relates to building height and deemed a valid objection by the Manager Statutory Planning, the application will be referred to Council for determination. If there are no objections relating to height, determination will be made under delegated authority.

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COOGEE HEIGHT POLICY AREA

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Strategic Link:	Town Planning Scheme No. 3
Category	Planning - Town Planning & Development
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