

POL	COOGEE RESIDENTIAL HEIGHT REQUIREMENTS	LPP 1.7
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POLICY CODE:	LPP 1.7
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	182/001
DATE FIRST ADOPTED:	14 August 2008
DATE LAST REVIEWED:	9 March 2017
ATTACHMENTS:	Yes
DELEGATED AUTHORITY REF.:	OLPD33
VERSION NO.	7

Dates of Amendments / Reviews:		
DAPPS Meeting:	27 September 2012	26 November 2015
	31 January 2013	26 May 2016
	27 February 2014	23 February 2017
	26 February 2015	
OCM:	11 October 2012	12 March 2015
	14 February 2013	10 December 2015
	13 March 2014	9 June 2016

BACKGROUND:

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.

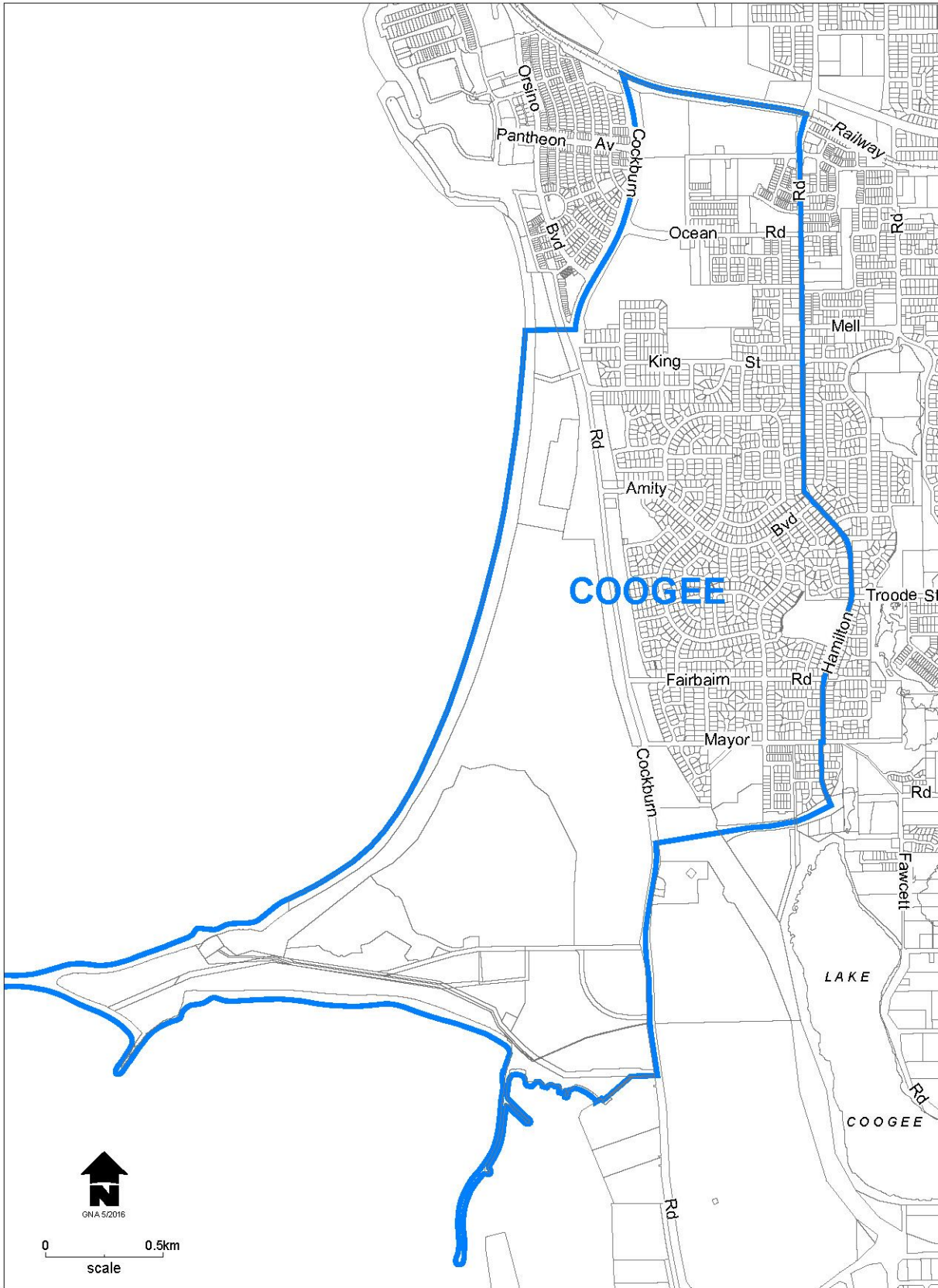
PURPOSE:

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:

1. Maximum building height of residential development shall be limited to:
 - (i) Top of external wall (roof above) - 7m
 - (ii) Top of external wall (concealed roof) – 8m
 - (iii) Top of pitched roof – 10m
2. Definitions including Height, Natural Ground Level and Wall shall be as per the Residential Design Codes of Western Australia (R-Codes).

3. Proposals which exceed the above requirements are to be advertised for public comment.
4. 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.



COOGEE HEIGHT POLICY AREA