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| 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: | 14 December 2017 |
| ATTACHMENTS: | Yes |
| DELEGATED AUTHORITY REF.: | OLPD33 |
| VERSION NO. | 8 |

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| 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 | 23 November 2017 |
| OCM: | 11 October 2012 | 10 December 2015 |
| | 14 February 2013 | 9 June 2016 |
| | 13 March 2014 | 9 March 2017 |
| | 12 March 2015 | |

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.

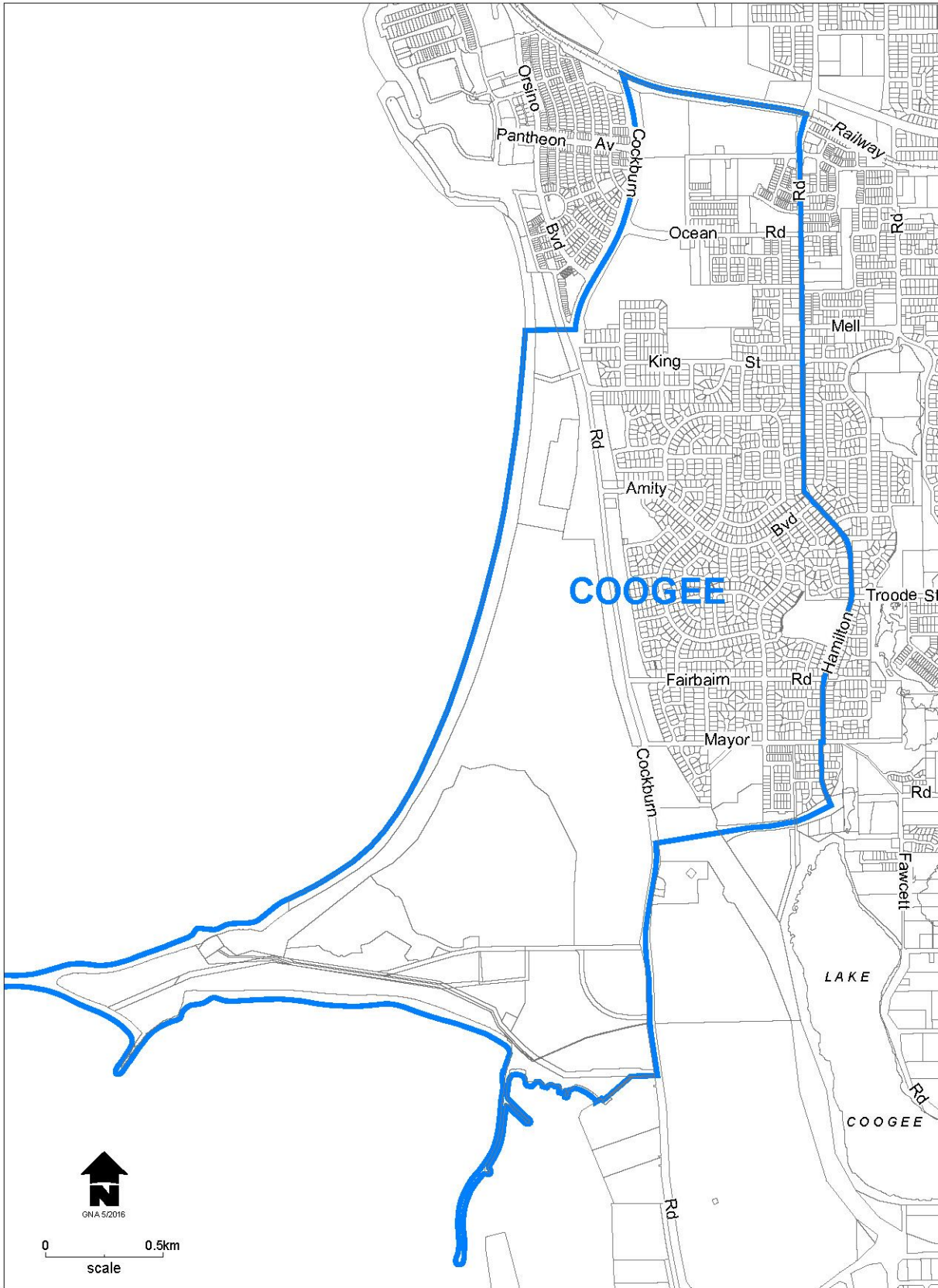
PURPOSE:

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. 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:
 - (i) Top of external wall (roof above) - 7m
 - (ii) Top of external wall (concealed roof) – 8m
 - (iii) 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.



COOGEE HEIGHT POLICY AREA

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