



Building Heights Policy

Responsible Officer

Chief Executive Officer

Policy Statement

The Scheme does currently not specifically restrict the height of development within areas zoned residential, although the Scheme does restrict the height of any structure within the vicinity of the airport and its approaches to a maximum height limit of 9 metres.

With the exception of one second storey addition, development within the residential precinct of Home Island is single storey, with the maximum height of the development within the precinct of 6 metres.

Within the residential zone of Home Island the minimum total of a site required for open space is 20%. However, within the residential zone on West Island the total area of a site available for development is 50%

Whilst on average the area of residential sites on Home Island is smaller than the average of residential sites on West Island, there is an increased available area for site development on a Home Island site than that is available on West Island site.

With the close proximity of houses to each other on Home Island it is difficult to achieve compliance with the Scheme and the Codes having due regard to privacy, solar access, overshadowing and amenity of neighbouring property.

With the availability of 50% of the site for residential development on West Island, and the size of the sites, second storey development has potentially less impact on the amenity of the residents in neighbouring property. Currently, there are a number of residential developments on West Island that exceed the 6 metre height level without having any adverse impact on the amenity of neighbouring residents.

Regulation of building height is fundamental to streetscape, and appropriate limits should be determined on a local streetscape or precinct basis.

Objective

To ensure that new development is consistent with the character and scale of existing residential development and to protect the amenity for adjacent properties, with reference to solar access, overlooking and privacy.

Guidelines

Within the residential zone on Home Island, all development shall have a maximum building height limit of 6 metres, as referred to in “Category A” in the Table 1. ‘Maximum Building Heights’

- a) Within the residential zone on West Island, all development shall have a maximum building height of 9 metres, as identified as “Category B” in Table 1. ‘Maximum Building Heights’

- b) In considering all applications for development within the residential precincts of Home Island and West Island, Council shall consider the provisions of the Scheme and the Codes to ensure that the amenity of the residents in the vicinity of the proposed development is not adversely affected. When considering applications Council shall have due regard to solar access, overshadowing, and privacy of windows and major openings of neighbouring property.

<i>Table 1</i> Maximum Building Heights		
	Category	
	A	B
Top of external wall (roof above)	3m	6m
Top of external wall. (roof concealed)	4m	7m
Top of pitched roof	6m	9m

Office Use Only				
Relevant Delegations				
Council Adoption	Date	30/3/2011	Resolution #	35/2011
Reviewed/Modified	Date	26/3/2014	Resolution #	41/2014
Reviewed/Modified	Date		Resolution #	