

POLICY 3-4 HEIGHT OF BUILDINGS WITHIN THE COASTAL AREA (NON-RESIDENTIAL ZONES)

STATUS: **Council Policy** - A strategic policy that sets governing principles and guides the direction of the organisation to align with community values and aspirations.

Council policies are developed by the Policy Committee for approval by Council.

RESPONSIBLE DIRECTORATE: Planning and Community Development

OBJECTIVE: To ensure that the height of all development within the coastal area (non-residential zones) is sympathetic to the protection and enhancement of the amenity and streetscape character of the surrounding area.

Definitions

1 "Natural Ground Level" :

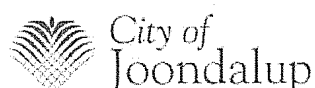
- (i) means the ground level as formed by nature; or
- (ii) where a level exists other than the ground level as formed by nature, and that level is the subject of all approvals required by law to authorise that level, means that level.

"Height": when used in relation to:

- (i) a building used exclusively for residential purposes, has the same meaning given to it in the Codes; or
- (ii) a building used other than exclusively for residential purposes, means the vertical distance measured at any point from the natural ground level to the uppermost part of the building above that point excluding any chimney or vent pipe.

STATEMENT

1. This Policy applies to all land, including local reserves, subject to the provisions of District Planning Scheme No 2, other than land within the Residential Zone. The Policy does not apply to land Reserved under the Metropolitan Region Scheme.
2. On land within 300 metres of the horizontal set back datum of a coast, as defined in the Western Australian Planning Commission's Statement of Planning Policy 2.6, buildings shall not exceed 10 metres in height.



SUSTAINABILITY

This Policy promotes Council's sustainability objectives by:

- Allowing the development of small community activity hubs near the coast that provide facilities for the local and wider community to enjoy, and that add to the social wellbeing of the community,
- Allowing small, low-rise activity nodes that will not lead to the over-development of the coastal area, and that will assist in maintaining the unique coastal setting,
- Limiting the potential overshadowing of adjoining areas, including beach areas, and limiting the visual impact of development on the coastal strip,
- Attracting small businesses and additional employment opportunities to the area,
- Attracting visitors to the City of Joondalup

Amendments:	CJ026-02/06
Related Documentation:	District Planning Scheme No 2 Delegated Authority Manual Council Sustainability Policy 2-1
Issued:	February 2006