

Planning & Development Services

**City of Albany
Policy**

RESIDENTIAL DEVELOPMENT ON STEEP SITES

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Objective:

To identify alternative height measurements for certain residential areas that have steep slopes and where additional building height would be appropriate in the context of the existing streetscape.

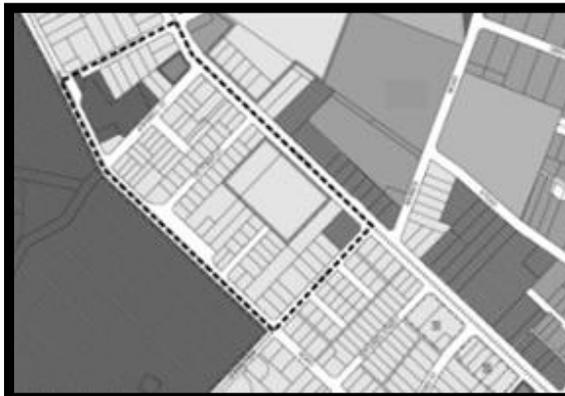
Background

Where residential dwellings or buildings are being developed on steep sites the Council may consider minor relaxations to the height provisions of the Residential Design Codes subject to the parameters set out below:

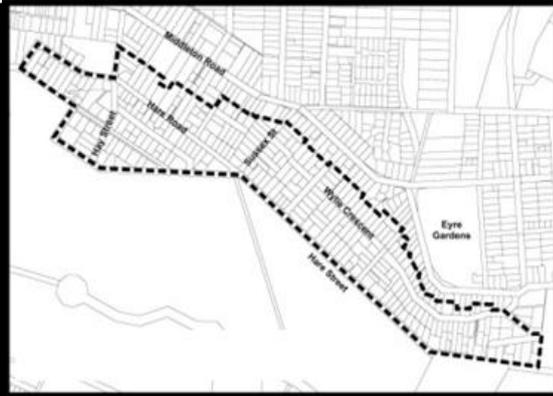
Scope

The policy applies to those areas identified in the following areas:

Mt Melville



Mt Clarence



Mira Mar

Policy Statement

Building heights in residential areas shall generally be two storeys as set out in Category B of Table 3 of the Residential Design Codes measured from the datum levels set out below.

Height Datums for Single Houses

Where the slope drops away from street the height datum shall be established at centre of the street boundary.

Where slope rises away from street height datum shall generally be established in the centre of the block. However for the front five metres of the building footprint facing the street a maximum datum height of 2.5 metres at the front of the building shall apply.

Height Datums for Grouped Dwellings and Multiple Dwellings

Height datums for any residence facing a street shall be as set out above for single houses.

Height datum for residences which do not face a street shall to be established at centre of the footprint of each dwelling.

Height datum for buildings comprising multiple dwellings which do not face the street shall be established at the centre of the footprint of the building where the building is parallel to the street boundary. Where the building runs at right angles to the street the height datums will be measured at the centre line of each dwelling.

Undercrofts

Garages and storage (non habitable spaces) may be located in an undercroft level subject to the height constraints set out above.

Where any residence or residential building faces directly onto a street and undercroft provides shall be fully screened.