



FREQUENTLY ASKED QUESTIONS

Building Heights and Setbacks Local Planning Policy

How are building heights and setbacks controlled in LPS3?

Building heights and setbacks are currently located within CPS2. Under the new planning framework they are set out in the following local planning policies:

- Building heights and setbacks LPP
- Character area LPP's
- Heritage area LPP's

Building height is only controlled where needed. Plot ratio is the primary limiting control (as per the approach in the current scheme).

What do 'building height' and 'setback' mean?

Building height: how tall a building can be.

Setback: how far a building must be from the street or lot boundary.

What is "lower" and "upper" built form?

- Lower built form: means the portion of building on the ground level.
- Upper built form: means the levels of building above the portion of building on the ground level.

What has informed the proposed building heights and setbacks?

- The proposed building heights and setbacks have been determined taking into consideration:
 - intensification investigation areas identified in the Strategy – capital city office zone, neighbourhood centres, train stations and open space.
 - indicative building height ranges identified in the Strategy.
 - protection of character and heritage areas.
 - protection of sunlight access to key pedestrian areas and open space.
 - protection of Kings Park escarpment and views to it.
 - built form setting of the area.

What are the built form settings?

- The built form setting refers to two forms of urban environments the 'Urban Setting' and 'Landscape Setting'.
 - Urban Setting – areas where buildings are generally built up to the street and lot boundaries.
 - Landscape Setting – areas where buildings are setback from the street and other lot boundaries with space for landscaping.
- The built form settings have informed the setback requirements specified in Table 1 of the policy.

How will height be controlled where there is no maximum height limit?

- LPS3 uses other development controls to guide the overall height, including plot ratio and setbacks.
- In addition, other development controls, including the Perth Airport aviation height limits and the height specified for SCA2 Royal Perth Hospital Emergency Flight Path may affect overall height.

What setbacks apply to laneways?

- Requirements for laneways are the same as the requirement for side and rear setbacks.
- Variations to the setback adjacent to the laneway may be considered where sufficient space between buildings is maintained.

What are 'sunlight access provisions'?

- The draft LPP contains provisions to ensure public open spaces and pedestrian priority areas (identified on the Shadow Impact Area Plan) receive adequate sunlight.

Where can I find the proposed building height and setbacks requirements?

- Use the [Online Mapping tool](#) to view the proposed building heights.
- View the building height plans in the Building Heights and Setbacks LPP.
- Refer to Table 3. Lot Boundary Setbacks in the Building Heights and Setbacks LPP.