

Reformed Residential Zones

Maximum building heights and number of storeys

Mandatory maximum building heights and number of storeys are being introduced into the Neighbourhood Residential Zone and the General Residential Zone. They provide greater certainty to the community about residential change in their neighbourhoods.

Why are maximum building heights and number of storeys being introduced?

Planning for residential growth seeks to provide the community with greater certainty about development outcomes through the preparation of local housing strategies. These are included in council planning schemes.

The ability to specify maximum building heights and the number of storeys provides the community with greater certainty about the scale of residential development they can expect in their neighbourhoods.

The operation of maximum building heights and the number of storeys in the revised residential zones is set out in the table below.

What has changed in the Neighbourhood Residential Zone?

The mandatory maximum building height limit of 8 metres is increasing to 9 metres with a maximum two storey height limit.

The building height limit of 8 metres was introduced to recognise low rise suburban character and prevent the construction of three storey development.

This height limit was highly restrictive and did not recognise the height of existing two storey houses built across many different building eras. These range from Victorian inner-city terraces with high ceilings, to Edwardian houses with high pitched roofs, to more modern infill houses.

Neighbourhood Residential Zone	General Residential Zone	Residential Growth Zone
<ul style="list-style-type: none">• Mandatory maximum building height of 9 metres• Mandatory maximum of 2 storeys (excluding a basement)• These requirements can be varied by councils	<ul style="list-style-type: none">• Mandatory maximum building height of 11 metres• Mandatory maximum of 3 storeys (excluding a basement)• These requirements can be varied by councils	<ul style="list-style-type: none">• Discretionary maximum building height of 13.5 metres• Number of storeys not restricted• The maximum building height can be varied by councils

Note: A building can exceed the maximum building heights specified above by up to one metre to allow for sloping land.

Maximum building heights provide greater certainty about the scale of residential development

What has changed in the General Residential Zone?

The discretionary building height limit of 9 metres is being replaced by a mandatory maximum building height of 11 metres with a maximum three storey height limit. This provides greater certainty about the scale of residential change.

What has changed in the Residential Growth Zone?

There is no change to the operation of building height in the Residential Growth Zone.

How do the new maximum building height and number of storeys requirements operate with local height controls?

Many councils have specified lower maximum building heights in the schedules to their residential zones. These lower maximum building heights continue to apply despite higher maximum building heights in the reformed zones.

Lower maximum building heights can be applied through an overlay where this can be strategically justified by the council.

Measuring building height and number of storeys in the Neighbourhood Residential Zone

What constitutes a storey

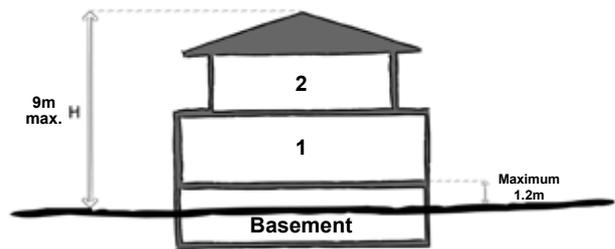


Figure 1: Two storeys excluding a basement

Measuring height and storeys on sloping land

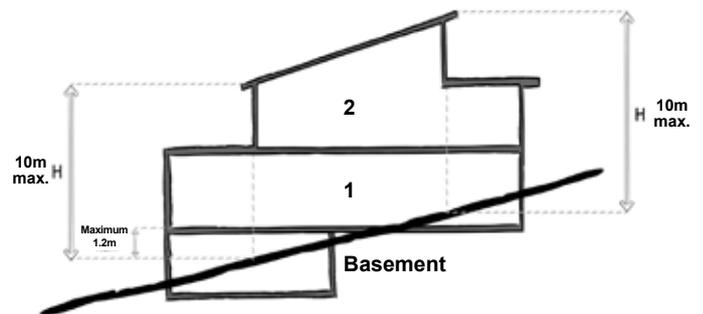


Figure 2: Two storeys excluding a basement on sloping land.

Note: If a basement projects more than 1.2 metres above natural ground level (when measured vertically at any point of the building) it must be counted as one of the permitted two storeys.

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