

## ***Building height***

You need to work out which planning instrument the new dwelling was approved under and then work out what definition of building height the instrument applies.

If approved under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The Codes SEPP uses the definition of building height in the Standard Instrument:

*building height (or height of building) means—*  
*(a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or*  
*(b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building,*  
*including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.*

In this case it's measured from existing ground level – the ground level that was there before they made a CDC application. That may or may not be the same as natural ground level.