

Building Envelopes

What is a Building Envelope?

A Building Envelope is a designated area on a property zoned "Rural Residential" that may be cleared of vegetation to accommodate future buildings.

All future buildings (including dwellings, ancillary dwellings, workshops, sheds, patios, water tanks, swimming pools and effluent disposal systems) are to be contained within the Building Envelope.

Is an approval required for a Building Envelope?

A Development Approval needs to be obtained from the City for a new Building Envelope or for the relocation of an existing Building Envelope.

If an application for the relocation of an existing Building Envelope is approved, conditions may include revegetating any existing cleared areas from the original Building Envelope.

Do I need a Building Envelope?

The Local Planning Scheme requires a Building Envelope to be approved prior to the commencement of development in Rural Residential areas. Some properties were however developed prior to the introduction of this requirement. In these circumstances, exemptions from the need to obtain a Building Envelope approval may apply where development:

- Is minor in nature (eg water tank, patio or swimming pool); and,
- Does not require the clearing of any vegetation; and,
- Is located at least 20m from the front boundary, 50m from the rear boundary and 10m from side boundaries; and,
- Will not result in an increased asset protection zone.

What are the general planning requirements for a Building Envelope?

A Building Envelope is generally limited to an area of 2,000m² however larger areas can be considered where suitable justification can be provided.

A Building Envelope is generally one single area of 2,000m² however a combination of two or more Building Envelopes with an aggregate area not exceeding 2,000m² can be considered.

A Building Envelope should generally be located at least 20m from the front boundary, 50m from the rear boundary and 10m from side boundaries so as to minimise the potential impacts on adjoining properties, however lesser setbacks from boundaries can be considered.

The location of Building Envelopes should be selected to minimise the disturbance and clearing of existing trees and/or natural vegetation. Applicants should try to select the most degraded section of their property over which to locate their Building Envelope.

A Development Approval needs to be obtained from the City prior to constructing a building or clearing existing trees and/or natural vegetation outside of a Building Envelope.

A driveway on the property from the road to the Building Envelope shall be constructed by utilising a section of the required firebreak to minimise the area of clearing required. In instances where it is not possible to utilise a firebreak for vehicle access due to site constraints, the driveway should be designed to minimise any impact on existing trees and/or vegetation.

Tip: Locating buildings toward the centre of a Building Envelope can assist with achieving an acceptable BAL rating.

What needs to be submitted with an Application for Development Approval for a Building Envelope?

- A completed Development Approval application form and appropriate application fee.
- A brief rationale for the selection of the proposed Building Envelope location.
- A site plan (See figure 1) showing:
 - The dimensions of the proposed Building Envelope and the distance the proposed Building Envelope will be setback from the lot boundaries;
 - The location of existing vegetation within the proposed Building Envelope to be removed or retained;
 - The location of existing and/or proposed buildings (if applicable);
 - The location of wetlands, drains or water courses (if applicable);
 - Areas of proposed rehabilitation (if applicable);
 - Contours (or details of land slope).

Tip: Scale aerial maps are available from the City's Customer Services Section which may be of assistance. In addition, preliminary advice and/or assistance in determining the best Building Envelope location is available through the City's Environmental Services section.

Following the receipt of the Application for Development Approval, the applicant will be contacted by the City's Environmental Services to arrange a site inspection.

Prior to the site inspection the applicant is to peg out or clearly identify the location of the proposed Building Envelope. Following the site inspection it may be necessary to amend the Building Envelope plans to ensure that any existing significant trees or vegetation are adequately protected.

For further information, please contact the City's Environmental Services Section on 9550 3777.





Figure 1: Example of a Building Envelope Plan for a Rural Residential Lot.

