



## Planning Information Sheet

# PS02 – Building Envelope Variations

October 2010

A building envelope is an area of land within a lot marked on a development guide plan or subdivision guide plan outside of which building development is not permitted.

A building envelope is often applied to Rural Residential lots (and in some cases lots zoned Priority or General Agriculture) for a number of reasons, including the protection of native vegetation, minimising the impact of development on waterways, retaining the natural contours of the site, managing bushfires and protecting the rural amenity of the land.

### **Do I need Planning Approval to modify the location of my building envelope?**

Yes. The location of a building envelope cannot be varied unless approval is granted by Council. This Information Sheet will assist you in preparing a planning application and guide you through the development application process.

### **How do I apply for planning approval?**

You will need to complete a planning application form and complete the attached checklist, which will assist you in ensuring that all the required documentation is submitted with your application. Please note that the checklist requires the submission of a detailed statement, which should provide justification for the proposed development in accordance with Local Planning Scheme No. 1 and any relevant Policies or Strategy.

In your application you should also demonstrate that:

- (a) the visual amenity and rural character of the locality is not affected;
- (b) protection of the property from the risk of bushfire is not rendered more difficult to achieve;
- (c) the proposed size and location of the envelope can accommodate future development, including on-site septic effluent disposal systems and water supply tanks;
- (d) the future building envelope will not have a detrimental effect on the environment.

### **What are the main requirements?**

In considering any application to vary the location of a building envelope, Council will consider the following;

1. Whether the objectives of the zone are compromised;
2. Whether or not the visual amenity and rural character of the locality will be affected to any greater degree by development within the proposed new building envelope to that which might have occurred within the building envelope as originally proposed;
3. Whether development within the proposed new building envelope would render the protection of the property from the risk of bushfire any more difficult to achieve than would be the case with the approved building envelope; and
4. Whether the proposed size and location of the envelope can accommodate future development, including on-site septic effluent disposal systems and water supply tanks, and not have a detrimental effect on the environment.

### Rural Residential land

A building envelope must be setback from the front and rear boundary of the property a minimum of 30m and 10m from any side boundary. Setbacks from watercourses shall be based on the proposed use and the significance of the watercourse, however in general a 30m setback shall apply to a perennial watercourse.

### Priority and General Agriculture land

On land zoned Priority or General Agriculture, the building envelope must be setback 60m from any lot boundary which fronts Caves Road, Bussell Hwy and Brockman Hwy and 30m for all other lot boundaries. Side and rear setbacks should be a minimum of 20m. Setbacks of building envelopes from watercourses shall be determined based on the proposed use and the significance of the watercourse. In general, a 30m setback shall apply to a perennial watercourse.

### **Is there anything else?**

Setbacks are also required to comply with the Planning for Bushfire Protection Guidelines (available for download at <http://www.planning.wa.gov.au/Publications/41.aspx>) to ensure that appropriate Building Protection Zones (BPZ) and Hazard Separation Zones (HSZ) can be provided. The guidelines also set out a range of matters that need to be addressed at various stages of the planning process, to provide an appropriate level of protection to life and property from bush fires and avoid inappropriately located or designed land use and development on land where a bush fire risk is identified.

Depending on the development that is proposed, you may also require a building licence and/or approval from Council's Environmental Health Department. On this basis it is suggested that you consult with Council's Building and Environmental Health Department regarding any other approvals that may be required. Council's Building Department can be contacted on 9780 5214, and Council's Health Department can be contacted on 9780 9232.

**Note: Prior to lodging your application for a variation to the building envelope you may wish to consider making an appointment with one of Council's Planning Officers to discuss the proposal. Please phone 9780 5228 for an appointment. Applications that do not comply with the relevant standards or contain insufficient information may be refused or take longer to process.**

#### **\*\* DISCLAIMER \*\***

This information sheet is a guide only. Verification with original Local Laws, Acts, Local Planning Scheme No. 1 and other relevant documents is recommended for detailed references. The Shire of Augusta Margaret River accepts no responsibility for errors or omissions.