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A building envelope is an area of land within a lot outside of which building development is not permitted.

A building envelope is often applied to Rural Residential lots (and in some cases to lots in other zones) 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.

How do I find the building envelope for my property?

Building envelopes are normally shown on an approved Structure Plan, Outline Development Plan or Subdivision Guide Plan. Some of the older Rural Residential subdivisions in the Shire do not have predetermined building envelopes. In these instances the default building envelope as determined under clause 4.22.2 (e) of [Local Planning Scheme no.1](#) (*click link, click on "all categories drop down list" and select Local Planning Scheme*) applies. The default building envelope is an area of 2000m² located no closer to the respective boundaries than the setbacks specified for the zone within which the lot is situated. The Shire's planning department can be contacted on (08) 9780 5220 if you require information on the location of the building envelope on your land.

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

Yes. Any new development proposed outside the approved or default building envelope area would require planning approval for a building envelope variation. An application to modify or relocate a building envelope is assessed against the provisions of Clause 5.10.2 of Local Planning Scheme no.1

How do I apply for planning approval?

You will need to complete an 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; and
- (d) the future building envelope will not have a detrimental effect on the environment.

What are the main requirements?

The following matters will be considered by the Shire with any application to vary the location of a building envelope:

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?

The Shire is a proclaimed bushfire prone area and under the provisions of the Guidelines for [Planning in Bushfire Prone Areas](#). Residential development proposals are to be accompanied by a Bushfire Attack Level assessment (BAL assessment) to determine the standard of construction to ensure that appropriate Building Protection Zones (BPZ) and Hazard Separation Zones (HSZ) can be provided within the boundaries of the property. 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.

[State Planning Policy 3.7 – Planning in Bushfire Prone Areas](#) provides more information in relation to planning for bushfire management and how decisions on applications are likely to be reached.

Depending on the development that is proposed, you may also require a building licence and/or approval from the Shire's Environmental Health Department. On this basis it is suggested that you consult with the Shire's Building and Environmental Health Department regarding any other approvals that may be required. These departments can be contacted (08) 9780 5255.

Note: Prior to lodging your application for a variation to the building envelope you may wish to consider making an appointment with one of the Shire's Planning Officers to discuss the proposal. Please phone (08) 9780 5220 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.