

LUP 5 – Building Envelopes Policy

1 Purpose of Building Envelopes

The purpose of building envelopes is to ensure buildings are sited on a suitable location of a lot taking into account the following:

- Topography - Building envelopes should be sited to avoid steep, rugged or ridge top situations where fire behaviour is likely to be extreme. Building envelopes also minimise erosion by not permitting development on steep slopes and discourage visual prominence of buildings.
- Vegetation - Building envelopes are sited to minimise fire risk from existing vegetation and minimise the need for clearing and removal of established vegetation on-site.
- Amenity - Building envelopes should be sited to maximise privacy between future dwellings by taking advantage of existing vegetation (for screening) and topography. They are also used to set dwellings further back from the fronting road than ordinarily required under the setbacks specified by the Town Planning Schemes.
- Water Courses - All effluent disposal systems must generally be sited a minimum 50 metres from all watercourses and waterbodies. For specific subdivisions this separation distance may be increased to 100 metres. Building envelopes ensure these buffers are maintained.
- Physiographic Features - Building envelopes are sited to avoid rocky outcrops or areas that may be 'wet' or subject to inundation.
- Access - Wherever possible building envelopes are sited to enable suitable access to the house site from fronting roadways.

2 Policy

The relocation of building envelopes will not generally be permitted. However there does exist some scope for minor alterations of building envelopes to cater for unforeseen physiographic constraints (ie; rock outcrops, areas subject to inundation). Complete relocations of building envelopes are not generally permitted but minor alterations restricted to no more than 20 metre extensions from the nominated building envelope may be permitted with Shire approval. No intrusion into the specific setback area is permitted. The Shire may, in extenuating or special circumstances, approve the complete relocation of a building envelope subject to suitable neighbour consultation. The approval of all neighbours will not necessarily be required for the Shire to approve a total relocation.

2.1 Reasons for Policy

- (i) Under Western Australian Planning Commission Policy there is a requirement for building envelopes to be nominated on all Special Rural Zone 'Subdivision Guide Plans'.
- (ii) The siting of building envelopes is an importing assessment criteria of Special Rural subdivisions by most of the Statutory referral authorities, in particular the Department of Agriculture and Food, Fire & Emergency Services Authority of Western Australia, Health Department of WA and Department of Environment and Conservation. Often these authorities make specific recommendations about the siting of building envelopes or base their overall recommendations on the nominated building envelope sites. For the Shire to substantially relocate a building envelope at a later date is contrary to the established consultative planning process.

- (iii) The normal size of a building envelope is 50 metres x 50 metres which generally should be ample to be able to site a dwelling and associated outbuildings in it.
- (iv) It should be noted that a standard condition imposed on Special Rural subdivisions is that the Subdivider must advise prospective purchasers of all conditions and requirements of the subdivision, including the location of building envelopes. Therefore all purchasers are aware of the location of building envelopes prior to purchasing such a lot.

3 Applicable Legislation and Documents

Act	Part 5 <i>Planning and Development Act 2005</i> – Local planning schemes s.6.7.1 Shire of Bridgetown-Greenbushes Town Planning Scheme 3 and s 7.6.1 Shire of Bridgetown-Greenbushes Town Planning Scheme 4 – In order to assist in the implementation of the Scheme, the Council may make Town Planning Scheme Policies relating to one or more of the aspects of the control of development and land use.
Regulation	N/A
Local Law	N/A
Shire Policies	N/A
Related Documents	Western Australian Planning Commission Policy
Related Procedure	N/A

4 Administration

Original Adoption Date	29 August 1996
Last Reviewed	26 November 2020
Scheduled Reviewed Date	30 June 2023