
AUTHORISATION

Adopted [insert date of adoption]

REVIEW

Next scheduled review 2024

PART 1 – POLICY OPERATION

Application and purpose

Building envelopes are used in various parts of the City as a means of protecting and retaining vegetation that is deemed to be worthy of retention and as means of ensuring that the proximity of development does not conflict with the use or amenity of the locality in which they are provided. This policy applies to all areas of the City to provide guidance to applicants and the City in regards to the circumstances that may be considered to modify an existing building envelope.

Objective

The objectives of this policy are:

- To ensure that building envelopes are sited to minimise the loss and removal of vegetation;
- To reduce land use conflicts between adjoining properties; and
- To promote the orderly and proper development of land by identifying in what circumstances a building envelope may be varied.

Relationship to Other Policies, Guidelines and Documents

This policy should be read in conjunction with the development standards and requirements of District Planning Scheme No. 2. This policy does not apply to general residential development sites where a local development plan is in place.

PART 2 – POLICY PROVISIONS

1. Definitions

Building envelope: means an area of land within a lot marked on a plan approved by the responsible authority within which all buildings (not including boundary fences) and effluent disposal facilities on the lot must be contained.

For the purposes of clarity a building envelope excludes areas used for:

- open air car parking areas;

- access driveways;
- boundary fencing;
- firebreaks; and
- services to the dwelling such as water, sewer, power, gas, telecommunications.

2. General policy provisions

Building envelopes are created for various reasons, such as controlling the extent of development and the retention of vegetation and natural landscape features.

Landowners and developers may seek to vary the location, extent and shape of building envelopes in some cases, to accommodate development. This policy has been prepared to provide guidance to applicants for matters to consider when submitting proposals for development approval which seek to vary a building envelope.

In dealing with applications to vary the location and size of an approved building envelope, the City must be satisfied that the proposed envelope will be able to accommodate development that is consistent with the objectives of the zone for the specific area. In this regard the City will require supporting information with an application that demonstrates the form of future development.

In considering variations to building envelopes, the City will have due regard to the following matters:

- Whether the proposed envelope is similar in area to the area of the current building envelope;
- It is located to avoid and minimise the removal of vegetation that is considered worthy of retention by the City;
- The level of bushfire risk;
- Any geophysical constraints;
- Any building setback distances in the District Planning Scheme No. 2 or other policy;
- The location of any dwellings or other buildings and outdoor living areas on adjoining lots for the purpose of maintaining separation and protection of amenity.

Building envelopes are to generally be of a regular shape and comprise one contiguous area. More than one building envelope may be considered provided that there are no more than three envelopes on any one lot and that the total land area is similar to the total area of the current building envelope.

Notwithstanding the requirements above, an increase in the size of a building envelope may be considered, but any increase should be a maximum of 10% of the area of the original approved building envelope and is required to address the above criteria.

Justification will need to be provided to accompany any proposal to vary a building envelope that is relevant to the purpose such as:

- Environmental reports;
- Bushfire Management Plan;
- Geotechnical study

Such reports or supporting information must be prepared by a suitably qualified expert at the applicants expense.

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