

Building Envelope Modification Information Sheet

Important Links

[Local Planning Scheme No. 21](#)

What is a Building Envelope?

A building envelope is an area of land within which all buildings and incidental development on the lot must be contained. A building envelope is often applied to lots in rural areas 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 identified on an approved Structure Plan, Development Guide Plan or Subdivision Guide Plan. Where a building envelope has not been specified on a lot within a rural area, all buildings and incidental development must be clustered within the area as specified for each zone in accordance with the provisions of the **Local Planning Scheme No. 21 – Clause 4.33 Building Envelopes in Rural Areas**.

If you require information regarding an existing building envelope or guidance on the development of a new building envelope, please contact the City's Planning and Development Services staff on 9781 1731.

What should I consider when applying for a Building Envelope Modification?

When assessing a Development Application for modification to a building envelope, the City will consider the following:

- Consistency with the Objectives of the zone;
- Protection of the property from the risk of bushfire;
- Utilisation of existing cleared areas;
- Potential detrimental impact on the environment (i.e rare flora/fauna);
- Preservation of the visual amenity and rural character of the locality; and
- Whether the proposed size and location of the envelope can accommodate future development on the site (including on-site septic effluent disposal systems and water supply tanks).

Approval Requirements

The lodgement of a Development Application is required for a building envelope modification. Please refer to the [Building Envelope Modification Checklist](#) for detailed submission requirements.

The clauses of **Local Planning Scheme No. 21** that apply to building envelopes are listed below:

Rural Residential Zone	
4.33.1	All dwellings and incidental development in the Rural Residential zone must be located within an approved building envelope (as may be shown on an approved Structure Plan or approved building envelope plan) or in such other manner that may be identified on a Structure Plan.
4.33.2	Where a building envelope has not been specified on a lot in the Rural Residential zone, then all dwellings and incidental development must be contained within a regular square or rectangular area of land no greater than 2,000m ² in area, or as otherwise required by a Structure Plan.

Rural Landscape Zone

- 4.33.1 All dwellings and incidental development in the Rural Landscape zone must be located within an approved building envelope (as may be shown on an approved Structure Plan or approved building envelope plan) or in such other manner that may be identified on a Structure Plan.
- 4.33.3 Where a building envelope has not been specified on a lot in the Rural Landscape zone, then all dwellings and incidental development must be contained within a circular area of land of radius 30 metres measured from the centre of the innermost building or as otherwise required by a Structure Plan.

Conservation Zone

- 4.33.4 In the Conservation zone –
- (a) all development must be located within an approved building envelope (as may be shown on a Structure Plan or approved building envelope plan) or in such other manner that may be identified on the Structure Plan. Each building envelope is to be located to the satisfaction of local government which shall, in determining such, ensure -
 - (i) the preservation of remnant vegetation is maximised;
 - (ii) the maintenance of landscape values of the site and the general area; and
 - (iii) there is no adverse or potential impact on watercourses, wetlands, river or estuary systems or groundwater.
 - (b) where a building envelope has not been specified, the dwelling and any incidental development must be contained within a circular area of land with a radius 30m measured from the centre of the innermost building or as otherwise required on a Structure Plan.

Bushland Protection Zone

- 4.33.5 In the Bushland Protection zone –
- (a) all development must be located within an approved building envelope (as may be shown on a Structure Plan or approved building envelope plan) or in such other manner that may be identified on the Structure Plan. Each building envelope is to be located to the satisfaction of the local government which shall, in making its determination, ensure -
 - (i) where available, a cleared area is used for the location of the building envelope;
 - (ii) the preservation of remnant vegetation is maximised;
 - (iii) that the envelope is not located within an area of poorly represented vegetation and will not impact on any declared rare flora and fauna;
 - (iv) there is no adverse or potential impacts on watercourses, wetlands, river or estuary systems or groundwater; and
 - (v) maintenance of landscape values of the site and the general area.

- (b) all building envelopes shall be a maximum area of 1,500m². This building envelope area may be increased to a maximum of 2,000m² subject to the approval of the local government and the Commission where -
- (i) an existing cleared area is present that could be incorporated into a building envelope;
or
 - (ii) existing structures on the lot are located in such a way that the total building envelope area already exceeds the maximum.

Restrictive Covenants

In some instances there may be restrictive covenants to the benefit of State agencies that specify the location and/or details pertaining to the building envelope. Refer to the Certificate of Title to confirm if a restrictive covenant applies to your property. Additional approvals may be required from the relevant agency.

Bushfire Prone Areas

If the lot is located within a [Bushfire Prone Area](#), additional requirements may apply. In accordance with [State Planning Policy 3.7](#), a Bushfire Attack Level Assessment is required to be prepared by an [Accredited Bushfire Practitioner](#) and submitted with the development application.

Enquiries

Contact Planning and Development Services staff on (08) 9781 1731, email city@busselton.wa.gov.au, or in person at the City Administration Building during office hours, Monday – Friday.

****Disclaimer****

This information sheet is a guide only. Verification with original Local Laws, Acts, the City's Local Planning Scheme and other relevant documents is recommended for detailed references. The City of Busselton accepts no responsibility for errors or omissions.