

### What is a Building Envelope?

A Building Envelope is an area of land on a residential lot within which all buildings and effluent disposal facilities on the lot must be contained.

A Building Envelope is required for a few reasons; but is primarily to ensure that existing vegetation is protected and not cleared unnecessarily.

Building Envelopes are normally shown on an approved Structure Plan, Local Development Plan, Subdivision Plan or as part of a separate development approval.

### When is a Building Envelope Required?

Under the Shire of Capel Local Planning Scheme 8, a Building Envelope is required for all dwellings in a Residential R2.5, R5 and Rural Residential zone.

### Do I need Shire Approval to vary my Building Envelope?

Yes, if any new development is proposed outside the approved Building Envelope. This will require approval for a variation.

### What are the requirements for a Building Envelope?

In summary, a building envelope:

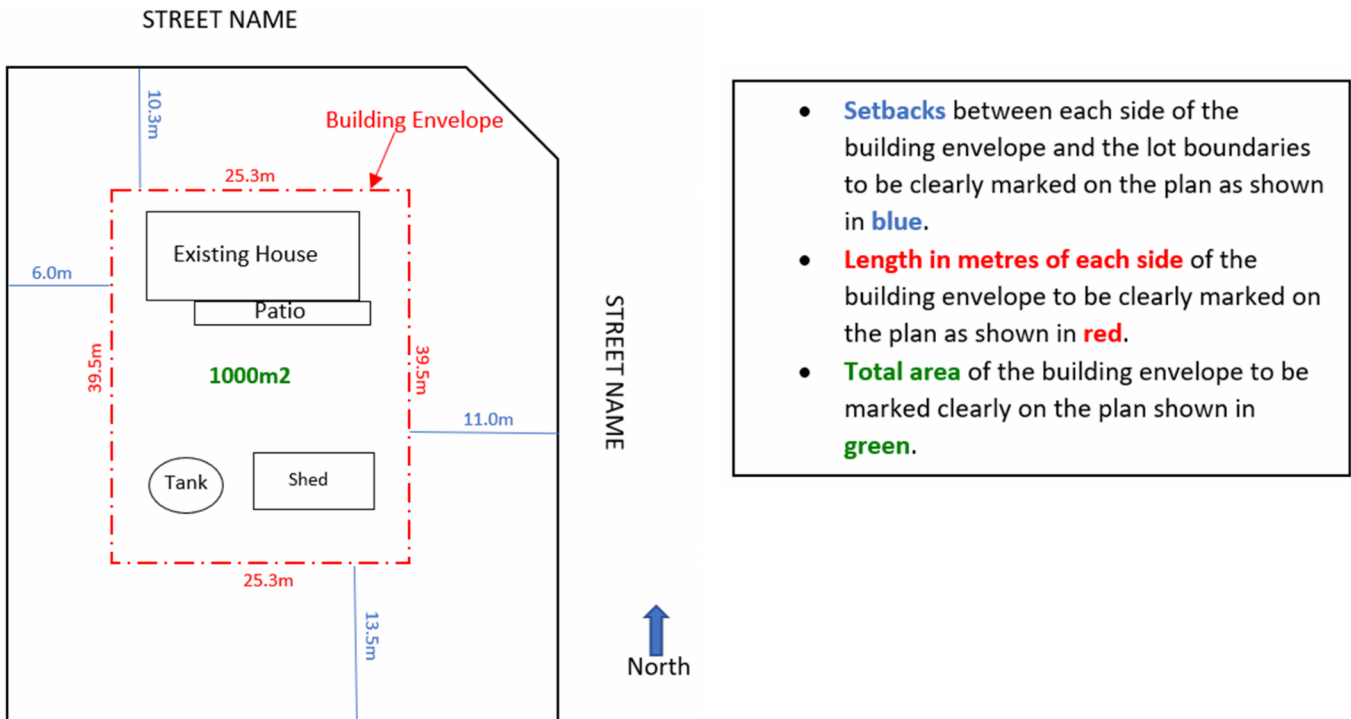
- Must include all buildings (such as a single house, ancillary dwelling, outbuildings, patios, retaining walls and water tanks) and effluent disposal facilities (including septic tanks or application areas).
- Does not include swimming pools, driveways or structures which are not classed as buildings (such as pergolas).
- Must not exceed 25% of the lot area, or 2000m<sup>2</sup> whichever is the lesser.
- Can be no more than two separate areas which in total do not exceed the maximum area set out above.
- Must comply with the minimum setback requirements of the Residential Design Codes, other provisions in the Scheme or any setback requirements under an approved bushfire management plan.
- Must minimise the removal of remnant vegetation.
- Must comply with any other fire management requirements.

### What do I need to show on a Building Envelope Plan?

Please see the diagram below. The vital elements for a building envelope are:

- a) Setbacks to lot boundaries
- b) Dimensions of building envelope sides
- c) Total area of building envelope
- d) Location of existing development (and proposed if relevant)

Before lodging an application, please make sure you have all these elements shown:



- **Setbacks** between each side of the building envelope and the lot boundaries to be clearly marked on the plan as shown in **blue**.
- **Length in metres of each side** of the building envelope to be clearly marked on the plan as shown in **red**.
- **Total area** of the building envelope to be marked clearly on the plan shown in **green**.

### How Do I Apply for Approval?

You will need to complete a development application form and ensure that your plan contains all the elements shown above.

A cover letter will also assist and should explain the reason for the application.

### How is a Building Envelope Assessed?

The development application process is a merit-based process, and some applications may not be supported.

No works can be commenced until all approvals have been obtained, including for effluent disposal facilities or the clearing of native vegetation. Please note that exemptions for clearing only apply once the building permit has been issued.

If you require information regarding an existing building envelope or guidance on the development of a new building envelope, please contact the Shire's Development Service's staff on 9727 0222 or via email at [info@capel.wa.gov.au](mailto:info@capel.wa.gov.au).

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