

POL	BUILDING ENVELOPES	LPP 2.5
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POLICY CODE:	LPP 2.5
DIRECTORATE:	Planning & Development
BUSINESS UNIT:	Planning & Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	182/001
DATE FIRST ADOPTED:	11 December 2008
DATE LAST REVIEWED:	14 December 2017
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	OLPD33
VERSION NO.	9

Dates of Amendments / Reviews:		
DAPPS Meeting:	27 September 2012 31 January 2013 22 August 2013 26 February 2015 2 June 2015	26 November 2015 23 February 2017 18 May 2017 23 November 2017
OCM:	11 October 2012 14 February 2013 12 September 2013 12 March 2015	11 June 2015 10 December 2015 9 March 2017 8 June 2017

BACKGROUND:

Building Envelopes are used in the Resource Zone to guide and contain development on a lot so that vegetation and wetlands are protected from clearing and development. They are also used for separating dwellings and buildings on lots for the purpose of achieving a high degree of amenity. Building envelope locations and shapes are determined by the developer in conjunction with the City at the time of subdivision, or by City's Planning Officers in respect to existing lots.

Purchasers of vacant lots may sometimes wish to nominate or relocate the building envelope to better suit their development expectations.

PURPOSE:

To provide guidance to applicants and officers in regard to the circumstances under Town Planning Scheme No.3 (TPS 3) may be utilised to nominate or relocate or modify a building envelope.

POLICY:

- (1) A building envelope may be modified or relocated, provided that:

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1. The written request referred to in TPS 3 is in the form of an Application for Development Approval (Schedule 5), accompanied by the appropriate fee and documentation;
 2. The area of the modified building envelope is similar in size to the original building envelope but should in any event not exceed 3000m²;
 3. The modified building envelope accords with the setback distances prescribed under TPS 3;
 4. The modified building envelope has regard to the requirement that any development contained therein has a finished floor level that is a minimum of 1.2m above the highest known water table applicable to the land;
 5. The modified building envelope is located to avoid or minimise vegetation removal on-site; and
 6. The modified building envelope has regard to the placement of a dwelling and outbuildings on a lot relative to adjoining lots and buildings contained thereon (for the purpose of maintaining separation and protection of amenity in a rural setting).
- (2) A building envelope may be nominated where:
1. A building envelope does not already exist on the lot;
 2. The written request referred to in TPS 3 is in the form of an Application for Development Approval (Schedule 5), accompanied by the appropriate fee and documentation;
 3. The building envelope area does not exceed 3000m²;
 4. The building envelope accords with the setback distances prescribed under TPS 3;
 5. The building envelope has regard to the requirement that any development contained therein has a finished floor level that is a minimum of 1.2m above the highest known water table applicable to the land;
 6. The building envelope is located to avoid or minimise vegetation removal on-site;
 7. The building envelope has regard to the placement of a dwelling and outbuildings on a lot relative to adjoining lots and buildings contained thereon (for the purpose of maintaining separation and protection of amenity in a rural setting);

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8. The City requires the nomination of a building envelope as part of a development application in a specific location due to planning, environmental and land constraints.
9. Only one building envelope is permitted per lot.