

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 number of 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.

What are the requirements for a Building Envelope?

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.

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 2000m² 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

Do I need Shire Approval to vary my Building Envelope?

Yes. Any new development proposed outside the approved Building Envelope requires development approval for a variation.

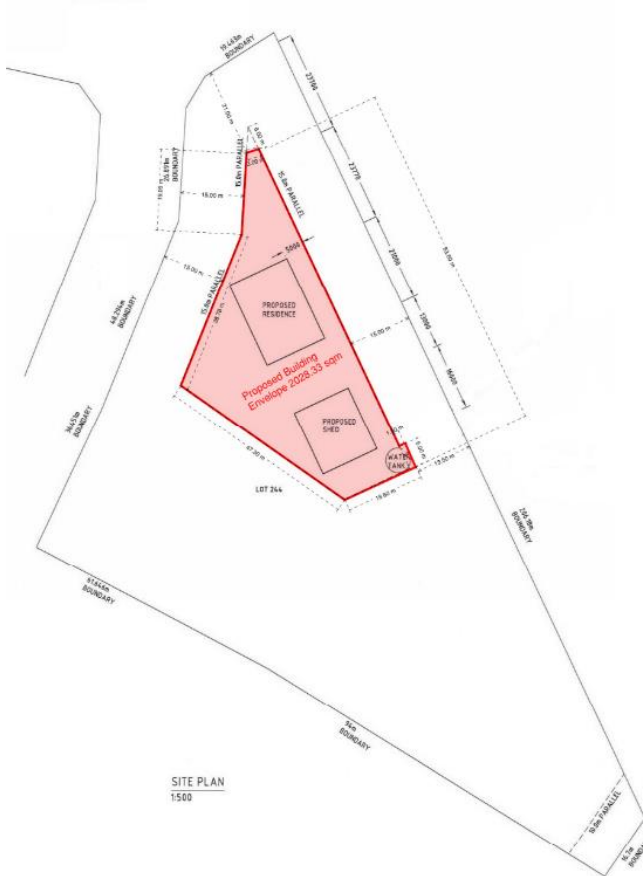
An application to create, modify or relocate a Building Envelope will be assessed against the provisions of the Shire of Capel Local Planning Scheme No.8 (LPS8) as outlined in this Information Sheet.

How Do I Apply for Approval?

You will need to complete an application form and complete the checklist below which will assist you in ensuring that all the required documentation is submitted with your application. This checklist contains the minimum information required to deem the application 'complete' and enable the application to be processed in a timely manner.

Please go to the Shire's website for further details.

Example plan for a Building Envelope:



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.

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Reviewer:	Manager Development Services	Adopted:	2023
Amended:	N/A	Version:[SP1]	1.0

Development Application Checklist – Building Envelopes:

Development Application Form

Applicant Office

Completed Application for Development Approval

Must be ink signed by ALL landowners registered on the Certificate of Title or accompanied by a letter of authorisation signed by ALL landowners.

Covering Letter

Applicant Office

Outlining the general nature, details of the proposed modification, and reasons for the variation

Additional Information

Applicant Office

- Completed Additional Information for Building Envelope Modification
- Any Bushfire Management Plan and/or a Bushfire Attack Level (BAL) Assessment
- Any specialist environmental studies that the Shire may require the applicant to undertake in support of the application.

Site Plan (Drawn to an appropriate scale – 1:100 / 1:200)

Applicant Office

Site Plan showing:

- North Point
- Street and Lot numbers
- Natural ground, proposed ground, and finished floor levels (relative to nominated datum point or AHD)
- Access points, driveway and/or right of way access
- Boundary and Lot dimensions
- Building Envelope setbacks to all boundaries
- Details and location of any fencing
- Location of any easements
- Tree survey detailing the location of tree trunks and canopy and tree heights and diameters
- Details of any vegetation to be removed and/or trimmed

Application Fee

Applicant Office

Payment of the application fee as detailed in the Shire's adopted Fees and Charges.

Please note, a fee is not required for the nomination of a new Building Envelope when it is considered as part of another development application.