

Council

LOCAL PLANNING POLICY NO.9

BUILDING ENVELOPES

Meeting Date: 27 October 2026

Number of Pages: 8

BUILDING ENVELOPES

1 CITATION

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

This policy may be cited as Local Planning Policy No. 9 – Building Envelopes (LPP 9).

2 INTRODUCTION

A building envelope is the area of a lot within which all buildings and effluent disposal facilities (such as septic tanks and leach drains) must be located. Building envelopes help consolidate development in appropriate locations, avoid dispersed development, protect environmental and landscape values, and manage impacts on amenity, access, servicing, and exposure to hazards such as bushfire and flooding.

The purpose of this Policy is to provide guidance on the nomination and modification of building envelopes and the consideration of development proposed outside an approved or nominated building envelope. It establishes a consistent assessment approach that responds to site characteristics and constraints.

Building envelopes may be established through different planning instruments and approvals, including structure plans, local development plans and subdivision and development approvals.

3 OBJECTIVES

The objectives of this policy are to:

- Consolidate development in appropriate locations that respond to site characteristics and constraints.
- Protect environmental values, landscape character and the amenity of surrounding properties.
- Minimise exposure to natural hazards and ensure that development can accommodate appropriate hazard mitigation measures.
- Ensure development can accommodate appropriate access and servicing.
- Minimise conflict with surrounding land uses.

4 APPLICATION OF THIS POLICY

4.1 Scope

4.1.1 This Policy applies to proposals to:

- a) Nominate building envelopes.
- b) Modify an approved building envelope, including the relocation, reconfiguration or minor extension.
- c) Undertake development outside an approved building envelope.

4.1.2 This Policy applies across all zones within the Shire of Plantagenet Local Planning Scheme No. 5 where a building envelope is existing, proposed or required, including where the Shire considers a building envelope necessary. It does not establish a requirement for a building envelope on every lot.

- 4.1.3 Building envelopes are particularly relevant to larger lots with rural or rural-residential characteristics (commonly within the Rural, Rural Residential, Rural Smallholdings and Special Use zones), and other land where site constraints require careful siting of development.
- 4.1.4 Definitions used in this Policy are provided in Appendix 1.

4.2 Relationship with State and Local Planning Framework

- 4.2.1 This Policy is to be read in conjunction with the Shire's Local Planning Strategy, Local Planning Scheme No. 5, the *Planning and Development (Local Planning Schemes) Regulations 2015* and where relevant, other applicable State and local planning policies, such as:
- State Planning Policy 2.0 - Environment and Natural Resources Policy.
 - State Planning Policy 2.5 - Rural Planning and the Rural Planning Guidelines.
 - State Planning Policy 2.9 - Water and the Planning for Water Guidelines.
 - State Planning Policy 3.7 - Bushfire and the Planning for Bushfire Guidelines.
- 4.2.2 This Policy guides the exercise of discretion available under Local Planning Scheme No. 5. Where this Policy is inconsistent with the Scheme, the Scheme prevails. This Policy does not override other statutory requirements or authorise variations where no discretion exists.

5 POLICY PROVISIONS

5.1 Assessment Approach and Discretion

- 5.1.1 Proposals will be assessed on their merits against the objectives and relevant provisions of this Policy, having regard to site conditions and the applicable planning framework.
- 5.1.2 A variation from this Policy may be considered where the applicant demonstrates that:
- i. The proposal achieves the objectives of this Policy.
 - ii. The departure is justified having regard to the site constraints and proposed development.
 - iii. The proposal satisfactorily addresses the relevant assessment criteria in section 5.3.

5.2 General Provisions

- 5.2.1 One (1) building envelope should be established per lot. Multiple or satellite building envelopes may be considered where justified by site conditions or the nature of the proposed development and where the objectives and relevant provisions of this Policy are satisfied.
- 5.2.2 Unless otherwise specified in Local Planning Scheme No. 5, a building envelope should:
- i. Have a regular shape that facilitates consolidated development.
 - ii. Have a total area not exceeding 2,000m² per lot.
- Variations to shape or area may be supported where justified by site constraints or development requirements and consistent with the objectives of this Policy.
- 5.2.3 Building envelopes should comply with the minimum boundary setbacks applicable to the relevant zone.

5.3 Assessment Criteria

5.3.1 The Shire will have regard to the following criteria, where relevant, when assessing proposals to nominate or modify a building envelope, or undertake development outside an approved building envelope.

a) Site Characteristics

The proposal should:

- i. Avoid areas affected by physical constraints, such as steep slopes, unstable land, flood-prone areas and drainage lines.
- ii. Minimise earthworks, retaining structures and alteration of natural landform.
- iii. Demonstrate that suitable wastewater treatment and disposal can be accommodated where on-site systems are required.

b) Environmental Protection

The proposal should:

- i. Avoid significant native vegetation, environmentally sensitive areas, wetlands and watercourses, and comply with applicable buffers and setbacks.
- ii. Minimise vegetation clearing and support the retention of ecological values outside the envelope.

c) Natural Hazard Management

The proposal should:

- i. Minimise exposure to bushfire, flooding and other relevant natural hazards.
- ii. Where necessary, demonstrate that access and hazard mitigation measures can be accommodated and maintained.

d) Land Use Compatibility and Amenity

The proposal should:

- i. Minimise conflict with adjoining and nearby land uses, having regard to relevant separation distances and buffers.
- ii. Consider the location of existing building envelopes, dwellings, other buildings and outdoor living areas on adjoining properties, having regard to appropriate separation distances and potential impacts on amenity.

e) Landscape and heritage

The proposal should:

- i. Locate the building envelope having regard to landscape character, visual exposure and opportunities for screening by existing landform and vegetation.
- ii. Have regard to identified heritage and cultural values when locating the building envelope.

f) Access and Servicing

The proposal should:

- i. Access: enable safe and suitable vehicle access, including emergency access.
 - ii. Drainage: accommodate stormwater management suited to site conditions.
 - iii. Wastewater management: allow for sewer connection or suitable on-site effluent disposal within the building envelope.
 - iv. Other infrastructure: accommodate water supply, power, telecommunications and other infrastructure needed for the intended development.
- g) Infrastructure and easement constraints
The proposal should:
 - i. Respond to the location of existing and proposed utilities affecting the site, including water, sewer, power and telecommunications infrastructure.
 - ii. Locate the building envelope having regard to applicable easement restrictions, infrastructure setbacks, safety clearance and access requirements for maintenance.

5.4 Nominating a Building Envelope

- 5.4.1 Subject to the applicable planning framework, the Shire may seek the designation of a building envelope through structure planning, local development planning, subdivision or development approval processes where site constraints or potential impacts require coordinated siting of development and are not adequately addressed by existing setbacks or other development controls.
- 5.4.2 Circumstances warranting nomination may include environmental constraints, natural hazards, landscape sensitivity, land use conflict, or access and servicing limitations.
- 5.4.3 Proposed building envelopes should be nominated by the landowner or applicant.

5.5 Modifying an Approved Building Envelope

- 5.5.1 Proposals to modify an approved building envelope are to follow the approval or amendment process required under the applicable planning framework and be supported by sufficient justification addressing this Policy.
- 5.5.2 The modification of an approved building envelope may be supported where:
 - a) it can be demonstrated that the approved building envelope location or configuration does not adequately respond to site conditions.
 - b) the proposal maintains the purpose of a building envelope and achieves the objectives of this Policy.
 - c) the proposal does not result in unacceptable additional impacts on environmental values, landscape character, neighbouring properties or surrounding land uses.

5.6 Development Outside of a Building Envelope

- 5.6.1 Proposals for development outside an approved or nominated building envelope are subject to the approval requirements and any exemptions under the applicable planning framework. Where approval is required, proposals must be supported by sufficient justification addressing this Policy.

- 5.6.2 Where demonstrated necessary, development outside of an approved or nominated building envelope may be considered for one or more of the following:
- a) Lot boundary fencing.
 - b) A single property accessway.
 - c) Water tanks.
 - d) Feed troughs.
 - e) Dams
 - f) Minor roofed structures for animal shelter.
 - g) An on-site wastewater treatment system, where it is demonstrated that the location is necessary due to site conditions and minimises environmental impact to the satisfaction of the Shire.
- 5.6.3 Development listed in clause 5.6.2 may be supported where it is consistent with the objectives and relevant provisions of this Policy, having regard to site conditions, potential impacts and the applicable planning framework.
- 5.6.4 Any development approved outside a building envelope is to be limited to the minimum extent necessary.

5.7 Supporting Information

- 5.7.1 Proposals should include:
- a) A scaled site plan showing:
 - i. Existing and proposed building envelopes, including dimensions, areas and boundary setbacks.
 - ii. For modifications, areas proposed to be added to or removed from the approved building envelope.
 - b) Supporting information explaining how the proposal addresses this Policy, including assessment criteria in section 5.3.
- 5.7.2 The Shire may require supporting information and/or technical assessments where required to address identified site constraints or potential impacts. These may include bushfire, environmental, drainage, wastewater, geotechnical, servicing or visual impact assessments.

5.8 Advertising

- 5.8.1 In addition to any statutory advertising requirements, the Shire may advertise proposals to nominate or modify a building envelope, or undertake development outside an approved envelope, where potential impacts on neighbouring properties or the broader area warrant consultation.

Considerations include amenity, reduced setbacks, landscape and environmental values, heritage, vegetation clearing, access, drainage and land use compatibility.

Appendix 1 – Definitions

- Building envelope has the meaning given in Local Planning Scheme No. 5:
the area of land within which all buildings and effluent disposal facilities on a lot must be contained.
- Approved building envelope means a building envelope established through an applicable planning instrument or approval.
- Nominated or proposed building envelope means a building envelope nominated for assessment.

LPP NO. 9 – BUILDING ENVELOPES



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1			
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