

## Shire of Mundaring

# POLICY

### BUILDING ENVELOPES

<b>Policy Ref:</b>	<b>PS-02</b>
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#### PURPOSE

To provide a guide for the assessment and determination of applications for Building Envelopes and the development within, in the Residential R2.5 and Rural Landscape Living zones and development within 100m of a watercourse in the General Rural and aforementioned zones.

#### 1.0 POLICY OBJECTIVES

- a) To provide a consistent approach to assessing Building Envelopes and development within these envelopes.
- b) To better protect the vegetation within building envelopes.
- c) To better protect watercourses from development.

#### 2.0 BACKGROUND

The use of building envelopes on lots less than 2 ha in size has caused numerous problems, as Staff continually have to relax provisions of the Scheme due to constraints such as lot size and shape, and existing features on site. This policy will give staff direction on how to assess development within these smaller lots with the use of alternate development setbacks.

On lots above 2ha, this policy will give guidance as to what setbacks and development sizes are permissible without advertising to neighbouring lots.

### 3.0 DEFINITIONS

**Building Envelope** – means a building envelope for the purposes of Clause 4.17(12) of the Scheme but is not a building envelope for the purposes of Clause 5.3(e)(ii) of Town Planning Scheme No.3.

**Clearing Envelope** – means a building envelope for the purposes of Clause 5.3(e)(ii) of the Scheme and includes any building envelope approved prior to the commencement of this policy.

### 4.0 APPLICATION

This Policy applies to all building envelopes in the Residential R 2.5 and Rural Landscape Living zones.

### 5.0 DEVELOPMENT CRITERIA

#### 5.1 Residential R2.5 and RLL Lots 1 Hectare and less

- 5.1.1 Building Envelopes on these lots cover the entirety of the lot.
- 5.1.2 Development on these lots is to be in accordance with Table 1.
- 5.1.3 Any development not in accordance with Table 1 will not be approved.
- 5.1.4 Building envelopes created under this policy are not created as building envelopes for the purpose of Clause 5.3(e)(ii) and therefore clearing within them is not permitted unless otherwise stated within the Scheme.
- 5.1.5 A clearing envelope of up to 400m<sup>2</sup> may be created on the lot and is to be setback in accordance with the provisions of a dwelling.

**Table 1 – Development setbacks from the Building Envelope boundary for the Residential R2.5 zone and lots 1 hectare or less in the Rural Landscape Living zone**

Development Type	Setback				Criteria
	Front	Side	Rear	Secondary Street	
Dwelling	15m*	7.5m	7.5m	7.5m	<input type="checkbox"/> Development to be setback a minimum of 20m from a watercourse and is supported by the Shire's Environmental Service. <input type="checkbox"/> All development to be setback in accordance with the 1 in 100 year flood plain
Outbuilding & Carport	15m	1.5m	1.5m	5m	
Water Tank	15m	1.5m	1.5m	5m	
Swimming Pool	10m	7.5m	7.5m	7.5m	
All other development	15m	7.5m	7.5m	7.5m	

\* Front setback may be averaged in accordance with the Residential Design Codes.

## 5.2 RLL Lots Greater than 1 hectare and equal to or less than 2.5 hectares

- 5.2.1 Building Envelopes on these lots cover the entirety of the lot.
- 5.2.2 Development on these lots is to be in accordance with Table 2.
- 5.2.3 Any development not in accordance with Table 2 will not be approved.
- 5.2.4 Building envelopes created under this policy are not created as building envelopes for the purpose of Clause 5.3(e)(ii) and therefore clearing within them is not permitted unless otherwise stated within the Scheme.
- 5.2.5 A clearing envelope of up to 400m<sup>2</sup> may be created on the lot and is to be setback in accordance with the provisions of a dwelling.

**Table 2 – Development setbacks from the Building Envelope boundary for lots greater than 1 hectare and not greater than 2.5 hectares in the Rural Landscape Living zone**

Development Type	Setback				Criteria
	Front	Side	Rear	Secondary Street	
Dwelling	10m	10m	10m	10m	<input type="checkbox"/> Development to be setback a minimum of 20m from a watercourse and is supported by the Shire's Environmental Service.  <input type="checkbox"/> All development to be setback in accordance with the 1 in 100 year flood plain
Outbuilding & Carport	10m	5m	5m	10m	
Water Tank	10m	5m	5m	10m	
Swimming Pool	10m	10m	10m	10m	
All other development	10m	10m	10m	10m	

### 5.3 RLL lots greater than 2.5 hectares

- 5.3.1 All development on these lots is to be contained within a building envelope.
- 5.3.2 Up to two building envelopes may be nominated on a lot, with a combined size not exceeding the limits set in Table 3.
- 5.3.3 Planning permission for development outside of a building envelope may be granted without referral to neighbours, where the development is in accordance with Table 3.
- 5.3.4 Any development not in accordance with Table 3 will not be approved.
- 5.3.5 Building envelopes created under this policy are not created as building envelopes for the purpose of Clause 5.3(e)(ii) and therefore clearing within them is not permitted unless otherwise stated within the Scheme.

**Table 3 – Development setbacks from the boundary and maximum area for Rural Landscape Living lots greater than 2.5 hectares**

Development Type	Setback				Maximum Area of Envelope	Maximum Area outside of Envelope	Criteria
	Front	Side	Rear	Secondary Street			
Building Envelope	15m	15m	15m	15m	2.5-3ha - 2000m <sup>2</sup>		<input type="checkbox"/> Development to be setback a minimum of 40m from a watercourse and is supported by the Shire's Environmental Service.  <input type="checkbox"/> All development to be setback in accordance with the 1 in 100 year flood plain
					3ha+ - 2500m <sup>2</sup>		
Dwelling	10m	10m	10m	10m	75m <sup>2</sup> *		
Outbuilding & Carport	10m	5m	5m	10m	In accordance with Outbuilding Policy		
Water Tank	10m	5m	5m	10m	100m <sup>2</sup>		
Swimming Pool	10m	10m	10m	10m	40m <sup>2</sup>		
All other development	10m	10m	10m	10m	100m <sup>2</sup>		

\* No more than 30% of the area of a dwelling may be outside the nominated building envelope.

## **5.4 General Rural**

- 5.4.1 Building Envelopes do not apply to land zoned General Rural under the Shire's Town Planning Scheme.
- 5.4.2 Development is generally to be setback a minimum of 50m from a watercourse in the General Rural zone.
- 5.4.3 All development to be setback in accordance with the 1 in 100 year flood plain.