

INFORMATION SHEET

BUILDING ENVELOPES AND BUILDING EXCLUSION AREAS

WHAT - IS A BUILDING ENVELOPE?

A 'Building Envelope' on a lot may be shown on a Structure Plan, Development/Subdivision Guide Plan, or Local Development Plan, in order to protect vegetation and wetlands, or to protect buildings from flooding during winter rains.

All dwellings and the septic system need to be located within a building envelope, if there is one. The Shire's Town Planning Scheme No.3 (TPS3) requires sheds and other buildings to be within the building envelope in certain Small Holding zoned areas also (check Appendix VIII in [TPS3](#) Scheme Text).



WHAT - IS A BUILDING EXCLUSION AREA?

A 'Building Exclusion Area' may be shown on a Structure Plan, Development/Subdivision Guide Plan, or Local Development Plan, and are common in the Small Holding zone.

It is an area where development cannot be located, as distinct from a Building Envelope which specifies where development must be located. They both aim to achieve the same outcomes but building exclusion areas can provide more flexibility in terms of development location.



BUILDING EXCLUSION AREAS

Areas susceptible to seasonal waterlogging and inundation and unsuitable for development.

WHERE CAN I FIND OUT?

- Generally only Small Holding zoned areas will have a building envelope or building exclusion area.
- If the lot is zoned Small Holding, please click the link here ['Rural Living Structure Plans'](#) to see if a Structure Plan applies to your lot, and if it shows a building envelope or exclusion area.
- If you are on a Small Holding zoned lot and are unsure, please call 9724 0000 to check with a Planning Officer.

HOW CAN I CHANGE IT?

You will need to apply for 'Development Approval' (DA) to amend a building envelope, and for most works within a building exclusion area, and your application must justify the reason to do so.

The preferred building envelope location/development site should not increase any potential for significant vegetation removal, flooding/inundation, threat from bushfire, impacts to neighbours, nor should it negatively impact the view from nearby roads. A maximum size of 10% of the lot size can be supported for a building envelope unless with good reason, and will need to comply with the setbacks in the zone (Appendix II in [TPS3](#)).

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APPLICATION TO AMEND A BUILDING ENVELOPE

The minimum requirements for applications to amend a Building Envelope, or for development within a Building Exclusion Area, are:

- Completed Form 110 'Application for Development' (all application forms & fees are available on the Shire's website: Forms & Fees) and
- All information outlined in the checklist attached to the Application for Development Approval including titles, detailed and dimensioned plans,
- Details of vegetation within the building envelope and extending to 20m outside the building envelope, or within 20m of the development where no building envelope exists;
- A site plan showing the existing and proposed building envelope, clearly distinguished from one another, and setbacks to all lot boundaries (not required for development in a building exclusion area);
- Written justification for the proposed amendment to the building envelope/exclusion area;
- For development sites identified on a Structure Plan as being low lying, or having potential for flooding and inundation, provide recent seasonal ground water level data for the proposed development location; and
- If any part the lot is bushfire prone, a Bushfire Attack Level (BAL) assessment or BAL contour maps is required with the application

LODGING AN APPLICATION FOR DEVELOPMENT APPROVAL	PAYMENT
<p>ONLINE</p> <p>Applications may be emailed to: records@dardanup.wa.gov.au Documents in PDF format</p>	<p> Upon receipt of your completed application, Shire officers will contact you for payment.</p>
<p>BY POST</p> <p>Applications may be posted to: PO Box 7016, Eaton WA 6232</p>	<p> Cheques payable to: Shire of Dardanup PO Box 7016, Eaton WA 6232</p>
<p>IN PERSON</p> <p>Applications may be submitted to the Shire of Dardanup offices</p>	<p> Payment can be made via cheque, cash or EFTPOS at reception.</p>
<p>Need more information or help?</p>	<p> Call 9724 0000 or email planning@dardanup.wa.gov.au</p>