

# Development Envelopes

The City's Local Planning Policy 2.1 'Establishment or Amendment of Development Envelope Locations' (PLN 2.1) provides guidance on the location, size and amendment of development envelopes.

Generally there is a presumption against amending a development envelope.

However, where an amendment is proposed, the applicant will be required to demonstrate to the City that the policy objectives will be met and provide reasonable justification for the proposed amendment.

Applicants should aim to design and locate development proposals to ensure that an existing development envelope does not need amending.

## Application Submission

An application for a Development Envelope Modification is to include:

- A completed application form (Application for Development Approval) signed by all landowners.
- A completed Development Application Checklist.
- A non-refundable application fee as per the Schedule of Fees and Charges.
- Five (5) copies of site plans to provide information on:
  - Extent of existing vegetation on the lot, proposed removal of vegetation, and proposed replanting or revegetation to offset any vegetation being removed;
  - Topography of the land;
  - The location of the existing and proposed development envelope, clearly marked and dimensioned, including setbacks;
  - Building Protection and Fire Hazard Separation zones where applicable;
  - Location of natural water features; and
  - The position of all structures and driveways (existing and proposed) on the entire site, with dimensions and areas.
- Written submission addressing the matters to be considered under Part 4.2 of PLN 2.1.

Applications are assessed with consideration to the following matters:

- Provisions contained within the City's Town Planning Scheme, Planning and Development (Local Planning Schemes) Regulations 2015, relevant structure plans, subdivision approvals, bushfire management plans and/or other planning considerations;
- Extent of clearing and retention of significant vegetation;
- Impact of development from adjoining roads, public areas and/or nearby properties; and
- Topography of the land and other natural features.

Applicants need to address all the above matters in writing as part of their application.

## Further Information

For further information, refer to the Planning section of the City's website where the following information is available:

- Town Planning Scheme No. 4
- Local Planning Policies
- Information Sheets
- Schedule of Fees and Charges
- Application for Development Approval
- Development Application Checklist
- Planning and Development (Local Planning Schemes) Regulations 2015

Contact the City's Planning Services for further information.

*Please note the information contained within this brochure is intended as a guide only. It is recommended that advice and assistance of City's Planning Services staff be sought prior to lodgement of a development application.*

*The City of Armadale disclaims any liability for any damages sustained by a person acting on the basis of this information.*