

1. INTRODUCTION

A development envelope is defined as “*an area of land within a lot marked on a plan approved by the responsible authority within which all buildings and effluent disposal facilities on the lot must be contained*”.

Development envelopes are established in accordance with Clause 4.7 of Town Planning Scheme No.4 and prohibit the clearing of remnant vegetation outside the designated envelope, except in the following instances:

- as necessary for the establishment of an approved vehicular access from the adjacent street to the designated development envelope;
- as required to satisfy necessary bush fire protection measures as determined by the City or other relevant authority; or
- as otherwise approved by the City in accordance with the provisions of clause 4.5.

This policy establishes criteria to determine the appropriate location and size of development envelopes and also outlines the minimum submission requirements for applications to either establish a new or amend an existing development envelope.

2. APPLICATION OF POLICY

This policy applies to:

- a) Special Rural, Rural Living, Special Residential and General Rural Zones where rezoning, structure plans or subdivision is proposed;
- b) Subdivisions and Structure Plans with trees protected under *Clause 80A of Schedule ‘A’ – Supplemental Provisions to the Deemed Provisions* of the Scheme;
- c) Development applications proposing to amend existing development envelopes; and
- d) Areas where development envelopes have been specified or required by the Town Planning Scheme, a Structure Plan and/or subdivision/development approval.

3. POLICY OBJECTIVES

- a) To establish criteria to assist in the determination of appropriate development envelope location and size.
- b) To ensure development envelopes are located, designed and sized appropriately to minimise the environmental impacts and/or clearing of remnant vegetation and to reduce visual impact of built form on the surrounding locality.

4. POLICY STATEMENT

4.1 Location and Design of Development Envelopes

Development envelopes should be located and designed taking into consideration the need to:

- 4.1.1 Accommodate minimum setback requirements of the relevant Town Planning Scheme, Structure Plan, subdivision/development approval and/or a bushfire management plan.
- 4.1.2 Maximise the protection of remnant native vegetation/natural landforms/water features/habitat trees and to limit the extent of clearing required;
- 4.1.3 Reduce the visual impact of building bulk from adjoining roads, public areas and/or nearby properties;
- 4.1.4 Avoid steep topography (preferably no greater than 1:6) where possible;
- 4.1.5 Provide for effluent disposal, including associated irrigation areas if applicable;
- 4.1.6 Provide for Building Protection and Hazard Separation zones as identified by a privately certified bushfire management plan.

4.2 Size of Development Envelopes

There is a general presumption against enlarging the size of an approved development envelope. Applicants are encouraged to carefully design and locate development envelopes in such a manner so as to avoid the need to apply for ad hoc amendments.

- 4.2.1 The maximum aggregate size of a development envelope is to be in accordance with Table 1 below, unless otherwise determined by the City:

TABLE 1 – Maximum Development Envelope Size

Lot size (ha)	Maximum Development Envelope size (m ²)
<1ha	As determined by the City with regard to criteria outlined in 4.1 of this policy.
1ha-<2ha	2000m ²
2ha-<4ha	3000m ²
4ha-<10ha	4000m ²
10ha above	5000m ²

- 4.2.2 Notwithstanding Table 1 above, the City may require a lesser size in order to satisfy criteria outlined in 4.1.

- 4.2.3 The maximum aggregate area of approved development envelopes should be maintained where possible. Any proposed enlargement should be offset by deducting an equivalent (undeveloped) sized area from the existing envelope.

4.2.4 The City may permit more than one development envelope on a lot in circumstances where site constraints prevent the clustering of a development and/or to limit the extent or environmental impact of clearing on site, subject to the aggregate area identified in Table 1 being maintained.

4.3 Applications for establishment or amendment a Development Envelope

Applications are to include and address the following requirements:

4.3.1 Site Plan (to scale 1:200) depicting the following:

- a) The location of the existing (if applicable) and proposed development envelope, clearly marked and dimensioned, including aggregate area and setbacks from boundaries, including building and effluent disposal footprints;
- b) Extent, structure, condition and habitat value of existing vegetation on the lot, proposed removal of vegetation, and proposed replanting or revegetation to offset any vegetation being removed;
- c) Topography of the land (either showing the percentage slope across the site or contours at 1m or 5m intervals);
- d) Building Protection and Fire Hazard Separation zones where applicable and any proposed modification to the vegetation within these zones;
- e) Location of any natural landform or water features;
- f) All structures and driveways (existing and proposed) on the entire site, with dimensions and areas.

4.3.2 Details of the intended form/type of development to be contained within the development envelope.

4.3.3 A written submission of justification addressing the matters outlined under Policy Statement 4.1 and 4.2 above.

D106/6/03 Development Services Committee 9 June 2003 - Adopted by Council 16 June 2003
D160/9/04 Development Services Committee 13 Sept 2004 - Adopted by Council 20 Sept 2004
D113/9/07 Development Services Committee 11 Sept 2007 - Adopted by Council 17 Sept 2007
D27/4/12 Development Services Committee 16 April 2012 - Adopted by Council 23 April 2012
**D60/11/14 Development Services Committee 18 November 2014 - Adopted by Council 24
November 2014**
**D32/8/16 Development Services Committee 16 Aug 2016 - Adopted by Council 22 Aug 2016
- Revised April 2018 (as per Amendment 86)**
D32/5/20 Development Services Committee 19 May 2020 – Adopted by Council 25 May 2020