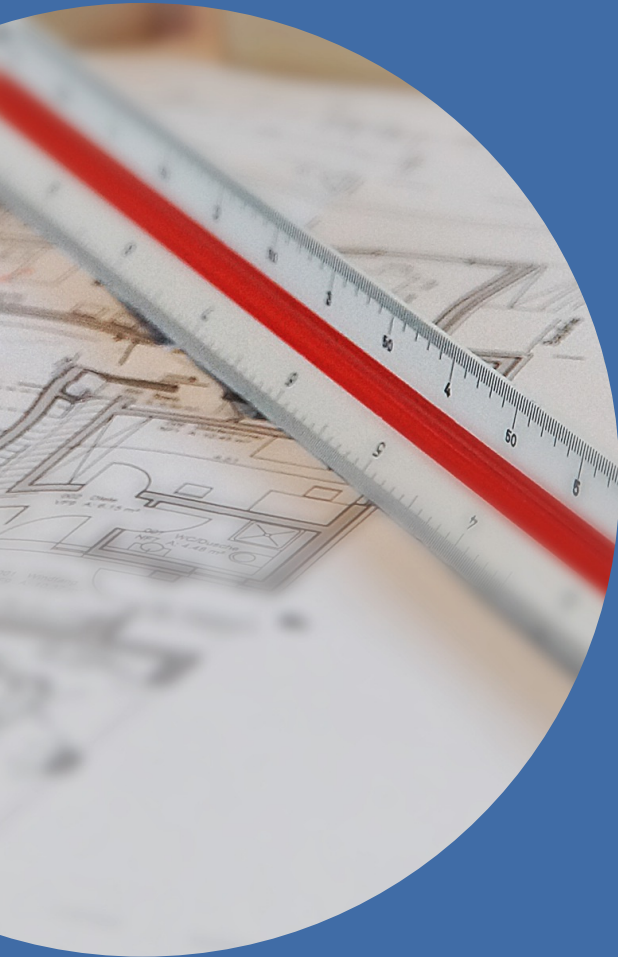


## Did you know?

The Shire recently adopted a new policy to provide guidance for landowners with a Building Envelope on their property – find it on [yourdenmark.wa.gov.au](http://yourdenmark.wa.gov.au)



# NEED MORE INFORMATION?

Head to [denmark.wa.gov.au](http://denmark.wa.gov.au)

- Send us an enquiry
- Lodge your application (planning approval or building permit)
- Find policies and guidelines

Contact our Planning team

- [enquiries@denmark.wa.gov.au](mailto:enquiries@denmark.wa.gov.au)
- (08) 9848 0300
- 953 South Coast Highway  
(9am–4pm Mon–Fri)

Current at 10 May 2023



# BUILDING ENVELOPES



## What is a Building Envelope?

A building envelope is a designated area of a property within which all development must be contained. This includes your house, sheds, rainwater tanks, wastewater treatment, retaining walls, site works, and any other form of building or structure.

## Why does my property have a Building Envelope?

When a property is created through subdivision, a building envelope may be identified to preserve the environmental, visual landscape and cultural values of both the property and neighbourhood.

Building envelopes limit development from spreading out across a property and having a greater impact.

Envelopes are common for land in the Special Residential, Special Rural and Landscape Protection zones.

## Where can I find details of my Building Envelopes?

To find out if your property has a building envelope and where it is located:

1. If you are seeking to purchase a property, ask the selling agent or current landowner.
2. Find the subdivision guide plan relating to the property on the Shire's website (at the address below).
3. If you are unsure, or believe the building envelope has been changed, contact the Shire's Planning Services team (see the back of this flyer for details).

Subdivision Guide Plans:

[www.denmark.wa.gov.au/plan-build-develop/planning-services/town-planning-scheme-no-3-subdivision-guide-plans.aspx](http://www.denmark.wa.gov.au/plan-build-develop/planning-services/town-planning-scheme-no-3-subdivision-guide-plans.aspx)

## Can I change my Building Envelope?

You can apply for planning approval to make changes to the size and shape of your building envelope.

Please read Local Planning Policy No. 50: Building Envelopes to understand how we will assess your application before applying.

## What about managing bushfire risk?

Management of vegetation outside of a building envelope is permitted in the following circumstances:

- To comply with the Shire's annual *Firebreak and Fuel Management Notice*.
- To comply with a Bushfire Attack Level (BAL) assessment or Bushfire Management Plan.

