



.Building Envelopes

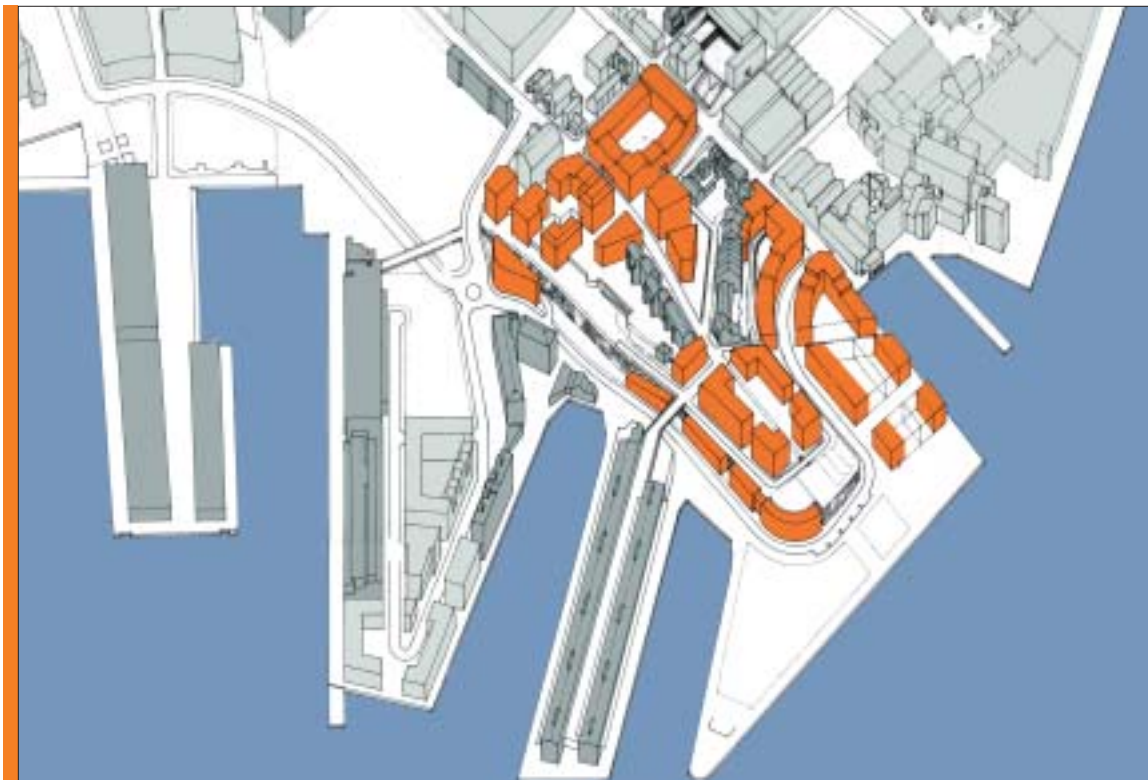
.Building Envelopes

A building envelope is not a building, but a three dimensional zone that limits the extent of a building in any direction. It defines the extent of the overall building zone in plan and section within which a future building can be located. (see image 01.49.) The length, depth and height of building envelopes are defined in metres. Building envelopes should be at least 20-25 percent greater than their achievable floor area to allow for building articulation (see Floor Space Ratio).

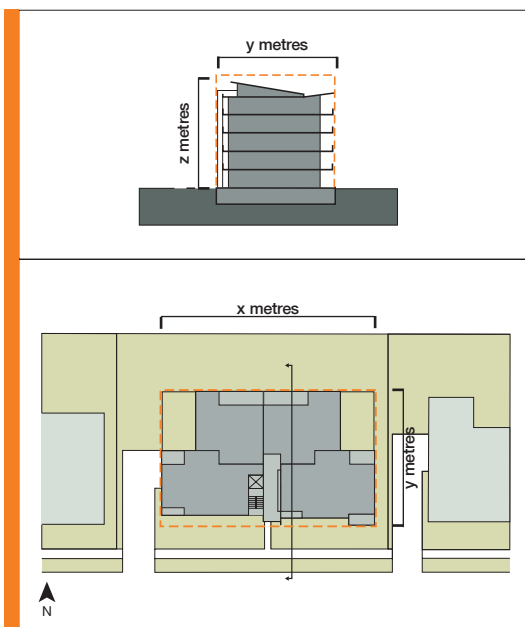
Building envelopes set the appropriate scale of future development in terms of bulk and height in relation to the street layout and block and lot sizes in a particular location. They are appropriate for determining and controlling the desired urban form in town centres, brownfield sites, master plan sites and special sites - such as areas with extreme topography.

Building envelopes can help:

- design the three dimensional form of an area
- inform decisions about appropriate density for a site and its context
- test that the primary controls are coordinated and produce the desired outcome
- communicate and illustrate the future bulk and distribution of new development to planners, councillors and development applicants.



01.48. Building envelopes can help visualise the future urban form of an area. They are also a useful tool during community consultation.



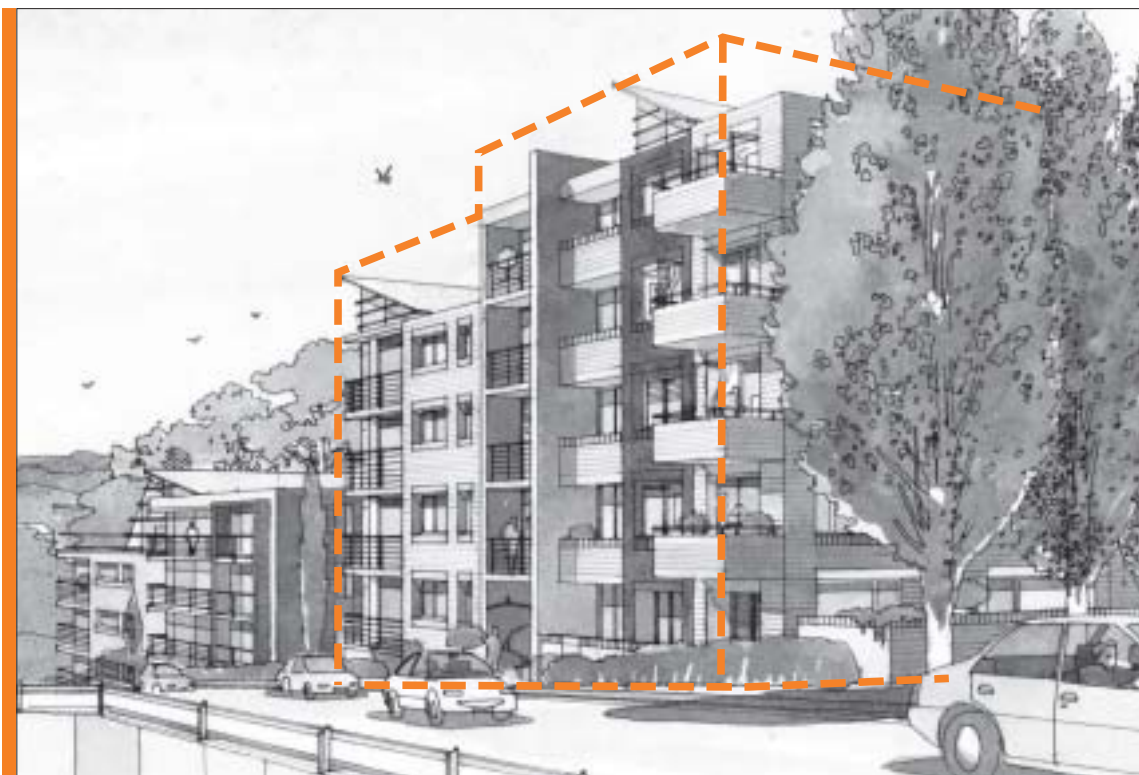
01.49. The building envelope (outlined in orange) defines the area in plan and section within which a residential flat building is designed.

Determining the Primary Controls

When building envelopes are used, the primary development controls describe and support them. In the absence of building envelopes, development controls establish the allowable bulk, height and location of development on a site. These controls are expressed through a combination of drawings and text. The primary controls must be carefully tested to ensure that the desired built form outcome is achievable. For example, that the desired FSR can be accommodated within the height and setback controls and still achieve the desired massing.

Primary development controls include:

- building height
- building depth
- building separation
- street setbacks
- side and rear setbacks
- floor space.



01.50. A building envelope is not a building. It defines a generous three-dimensional space within which quality residential design can occur.