

BUILDING INFORMATION SHEET #3
BUILDING SETBACKS – RESIDENTIAL

This information sheet applies to RESIDENTIAL areas located within the Shire of Capel. The setback of a residential building can be defined as the horizontal distance measured between the wall (or post/column) of a building and a property boundary. The setback of a building is measured at right angles to the boundary.

The **BUILDING SETBACKS** table applies to single dwellings and associated improvements, including patios, sheds, garages, gazebos and the like. The information detailed in the table is taken from the Residential Design Codes of WA (R Codes), the Dalyellup Beach Estate Local Structure Plan and the Shire's Town Planning Scheme No 7.

Important points to note when using the **BUILDING SETBACKS** table:

- Use the side setback column to calculate the minimum rear setback required for an outbuilding (shed etc)
- Building setback information applicable to Residential areas covered by **building envelopes** (Gelorup and parts of Boyanup) is not detailed in this sheet. Refer to Building Information Sheet #4
- Building part of a dwelling or associated improvement (patio etc) up to a side or rear boundary is possible on smaller residential lots within the Shire, but is dependent on factors including a wall's length, height and location. The **Standard** lots in Dalyellup have the more flexible provisions for building up to a boundary. Please refer to the Shire officers for specific advice if proposing to build up to a side or rear boundary.

Residential Area	BUILDING SETBACKS (m)			
	Front/Primary Street	Secondary Street (Corner lot)	Side	Rear (Dwelling)
Dalyellup (Standard, R20)	6 3	1.5 8 x 8	1.5 1.0	1.5 1.0
Dalyellup (Ranch, R5)	12 9	6 8 x 8	3	9
Capel/Boyanup townsite (Connected to sewer/R15)	6 3	1.5 15 x 15	1.5 1.0	6
Capel/Boyanup townsite (Not connected to sewer/R10)	7.5 3.75	3 15 x 15	1.5 1.0	6
Peppermint Grove Beach (R12.5)	7.5 3.75	2 15 x 15	1.5 1.0	6
Gelorup/Boyanup/Capel 1 acre lots (R2.5) Non building envelope areas	15 7.5	7.5 15 x 15	6	7.5 6 (outbuilding)
<ul style="list-style-type: none"> • The front (street) setback can be averaged in accordance with the R Codes. The front setback of a dwelling may be reduced by up to 50%, apart from a dwelling proposed on a Dalyellup Ranch lot (maximum reduction of 25% or 9m) • The 1.0m building setback applies to walls ≤ 9m in length and ≤ 3.5m in height with no major openings. A major opening is a door or window forming part of a habitable room • The 1.5m setback applies in all other instances for wall heights up to 3.5m • The setbacks of buildings proposed on residential lots within the Capel and Boyanup townsites are defined by connection to sewer. A town lot zoned Residential and connected to sewer has reduced front and secondary street setback requirements, and is coded R15 • 8 x 8/15 x 15 refers to the minimum visual truncation (in metres) applicable to corner lots. 				

Please note that this information sheet is a guide only. For more detailed advice regarding building setbacks, please contact the Shire Office.