



## Building Services Information Sheet 1

### OUTBUILDING RESTRICTIONS - RESIDENTIAL

This information sheet applies to RESIDENTIAL areas located within the Shire of Capel.

Outbuilding means a non-habitable building used in conjunction with but detached from a dwelling house and includes a carport, private garage, shed, private workshop or the like.

**Outbuildings up to the floor area in Column 1 may be clad in a reflective material. Outbuildings or total area of outbuildings that exceed the floor area in Column 1 shall utilise a non-reflective wall cladding and comply with Column 2.**

A commonly used wall cladding deemed reflective is zinc coated steel sheeting.

Examples of wall cladding deemed non-reflective include coloured steel sheeting, brick, weatherboard, concrete, fibre cement.

The total allowable floor area of outbuildings permitted on a lot is shown in Column 2.

Column 3 details the maximum **wall** heights permitted for outbuildings in the different residential areas. Please note that the standard Dalyellup residential lots have a ridge height maximum of **4.2m** for all outbuildings.

Residential Area	Maximum Floor Areas		Maximum
	1 Reflective (m <sup>2</sup> )	2 Non-Reflective (m <sup>2</sup> )	3 Wall Height (m)
Dalyellup R20 (Standard)	45	60	2.7
Capel Townsite R20		60	2.4
<ul style="list-style-type: none"> <li>• 60m<sup>2</sup> limit applies to standard residential lots in Dalyellup ≥ 600m<sup>2</sup>. All lots &lt; 600m<sup>2</sup> will have a limit based on 10% of the lot size. For example, a 550m<sup>2</sup> lot would have a 55m<sup>2</sup> floor area limit.</li> <li>• Maximum ridge height of 4.2m applies.</li> </ul>			
Dalyellup R5 (Ranch)	75	150	4.5
Capel Townsite (R10/R15)	45	80	3.5
Boyanup Townsite (R10/R15)	45	80	3.5
<p>The R10/R15 refers to the density coding. This density coding is important information for landowners within the townsites of Boyanup and Capel because it is the density coding, NOT the lot size, that the Shire uses to control the size and height of outbuildings.</p>			
Peppermint Grove Beach	45	80	3.5
Gelorup/Boyanup/Capel 1 acre lots (R2.5)	75	150	4.5

**PLEASE NOTE: THIS INFORMATION SHEET IS A GUIDE ONLY. FOR MORE DETAILED ADVICE REGARDING BUILDING SETBACKS, PLEASE CONTACT THE SHIRE OFFICE.**