

## **BUILDING INFORMATION SHEET #2** **SPECIAL RURAL ZONE**

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

All **buildings** proposed in a Special Rural zone require Shire approval in the form of a building licence. You must obtain a building licence **before** starting the work.

The term "**buildings**" includes, but is not limited to:

- New dwelling
- Addition or alteration to an existing dwelling, including work proposed under the main roof
- Outbuilding, being non-habitable and detached from a dwelling, including a shed, garage, private workshop, carports and the like (See **Special Rural Table 1** for restrictions on size and height)
- Attached roofed/unroofed unenclosed structure, including a patio, pergola, alfresco or the like
- Swimming pool, above or below ground

The Shire does not generally have provisions or policies in place that may restrict the use of a particular building material or method for **dwellings**, HOWEVER:

The Shire does not permit the transportation/re-erection/relocation of a **second-hand dwelling** on to a lot located within a Special Rural zone. A **second-hand dwelling** is a building intended to be habitable which does not consist of substantially new material.

All buildings must comply with the relevant provisions of the Building Code of Australia and shall comply with the provisions of **Special Rural Table 1** shown below.

<b>Special Rural Table 1</b>			
<b>Location of buildings – Minimum building setbacks (distances from property boundaries)</b>			
	<b>Front (m)</b>	<b>Side (m)</b>	<b>Rear (m)</b>
<b>Special Rural</b>	<b>20</b>	<b>20</b>	<b>20</b>
<b>Bullerswood</b>	<b>15/20</b>	<b>15/20</b>	<b>15/20</b>
<ul style="list-style-type: none"> <li>• <b>Bullerswood lots less than 3Ha have a minimum building setback of 15m</b></li> <li>• <b>Bullerswood lots greater than 3Ha have a minimum building setback of 20m</b></li> <li>• <b>Special Rural properties fronting Bussell Highway – 80m setback from highway property boundary</b></li> </ul>			
<b>Outbuilding restrictions – Maximum floor area and wall height</b>			
	<b>Reflective (m<sup>2</sup>)</b>	<b>Non-Reflective (m<sup>2</sup>)</b>	<b>Wall height (m)</b>
<b>All Special Rural</b>	<b>100</b>	<b>200</b>	<b>5</b>
<ul style="list-style-type: none"> <li>• <b>Outbuildings up to 100m<sup>2</sup> may utilise wall cladding deemed reflective (zinc coated steel or similar)</b></li> <li>• <b>Total area of outbuildings that exceed 100m<sup>2</sup> shall utilise a wall cladding deemed non-reflective and have a maximum floor area of 200m<sup>2</sup> (coloured steel cladding, brick, weatherboard etc)</b></li> <li>• <b>Outbuildings include freestanding unenclosed structures</b></li> </ul>			

Please note that this information sheet is a guide only. For more detailed advice regarding building requirements in a Special Rural zone, please contact the Shire Office.