

Advisory Notice A3

OUTBUILDINGS FLOOR AREA AND HEIGHT RESTRICTIONS

The following requirements of the Shire of Capel Town Planning Scheme No. 7 shall apply to all outbuildings.

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 one may be clad in a reflective material. Outbuildings or total area of outbuildings that exceed the floor area in Column one shall be clad in a non-reflective material and comply with Column two.

Reflective wall cladding examples: zinalume, white colorbond.

Non-reflective wall cladding examples: colorbond (apart from white), brick, timber, fibre cement.

The total allowable floor area of outbuildings permitted on a lot is shown in Column two. Any proposal that varies the outbuilding restrictions will require an application for Planning Consent.

	1	2	3
Town Planning Scheme Zone	Max. Floor Area (m ²) Reflective Wall Cladding	Max. Total Floor Area (m ²) Non-Reflective Wall Cladding	Max. Wall Height (m)
DDZ* R20	45	60#	2.4 [^]
DDZ* R5	75	150	4.5
Residential R15	45	80	3.5
Residential R12.5	45	80	3.5
Residential R10	45	80	3.5
Residential R2.5	75	150	4.5
Special Rural	100	200	5
Rural	No restrictions		

*DDZ – Dalyellup Development Zone

- R20 – Standard residential lot (450 – 1000m²)
- R5 – Ranch lot (1/2 acre)
- #60m² limit applies to R20 lots in Dalyellup > 600m². All R20 lots < 600m² will have a limit based on 10% of the lot size. For example, a 550m² lot would have a 55m² outbuilding limit.
- [^] Maximum ridge height of 4.2m.

For further information regarding these restrictions, please contact the Shire Planning or Building staff on 97272030. Email enquiries may be directed to info@capel.wa.gov.au.

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