



Shire of
Nannup
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Guide to Setbacks & Building Envelopes

IMPORTANT LINKS

[Local Planning Scheme No. 4](#)

[Residential Design Codes](#)

[Firebreak Compliance](#)

WHAT ARE SETBACKS & BUILDING ENVELOPES?

A setback is the space required between a property boundary line and a structure or building.

If a property has a building envelope specified for their property they are able to build anywhere within that envelope as it has already been setback from the property boundary.

A building envelope is an area within a lot that contains all buildings and effluent disposal facilities for the lot.

A building envelope is often applied to Rural Residential lots (and in some cases, to lots in other zones) for numerous reasons. These include protection of native vegetation, minimising the impact of development on waterways, retaining the natural contours of the site, managing bushfires, and protecting the rural amenity of the land.

STREET SETBACKS

The urban design presumption is for the street setback area to be free from buildings and structures, enabling a clear view to and from the street. This provides a comfortable and secure relationship and transition between public and private space.

Different zones in the Shire of Nannup have different street setback requirements.

Environmental Conservation, Priority Agriculture, Rural, Rural Residential and Rural Smallholdings zoned properties all have a street setback of 20 meters.

Commercial zoned properties can have a street setback of 0 if the adjoining land is not used for residential purposes. If this is the case, the setback will be in accordance with the R-Codes.

General Industry zoned properties have a street setback of 6m.

Residential properties will be setback in accordance with the Residential Design Codes. Where no R-Code is stipulated, the street setback will be 6 meters.

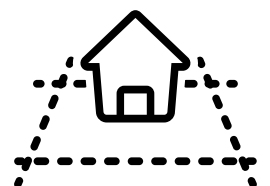
LOT BOUNDARY SETBACKS

Boundary setbacks, other than street setbacks, serve several objectives:

- to ensure adequate daylight, direct sun and ventilation for buildings and the open space associated with them
- to moderate the visual impact of building bulk on a neighboring property;
- to assist with the protection of privacy between adjoining properties

Lot boundaries can vary depending on the design of the building and the way it is oriented on the lot.

See these requirements in the LPS4 and in conjunction with the Residential design codes where required.



Consideration for State Forests, Nature Reserves or Reserves for Conservation will be taken into consideration for lots zoned Environmental Conservation, Priority Agriculture, Rural, Rural Residential, Rural Smallholding & Urban Development.

BUILDING ENVELOPES

A number of properties throughout the Shire of Nannup have allocated building envelopes.

A building envelope can be found in an approved Structure Plan, Local Development Plan or approved building envelope plan. Where a building envelope has not been specified, any development or structure must adhere to the setbacks as stated in the LPS4.

Building envelopes can be modified through submission of a Development Application. The Council will consider:

- Consistency with the objectives of the zone;
- protection of property from the risk of bushfire;
- Utilisation of existing cleared areas;
- Potential detrimental impact on the environment;
- Preservation of visual amenity and character of the locality; and
- Whether the proposed size and location of the envelope can accommodate future development on the site.

In some cases there are restrictive covenants to the benefit of the State agencies that specify the location and/or details pertaining to the building envelope. A property's certificate of title should have listed, any restrictive covenants relating to the property.

No development is permitted outside of the building envelope, except:

- provision of a suitable access way to the building envelope;
- rainwater tanks as approved by the local government;
- provision of suitable boundary fencing; and
- implementation of an approved BMP or any other general bushfire requirements.



FIREBREAKS

Properties required to have a managed firebreak around their property should be constructed within 6 metres of the boundary of the property. This must be four (4) metres wide with three (3) metres being mineral earth. All trees and vegetation on both sides of the break should be laterally pruned to a height of four (4) metres.

Urban land exceeding 2024m², Rural land and Rural Residential land have firebreak requirements. This applies to managed and unmanaged land but requirements may vary depending on the use.

Firebreaks are within the allocated setback area and do not affect your setback requirements.

DO YOU HAVE OVERHANGING BRANCHES ON YOUR FIREBREAKS?



WOULD THIS TRUCK HAVE ADEQUATE ACCESS TO DEFEND YOUR PROPERTY?

FURTHER QUESTIONS?

If you have any enquiries about if your property has a building envelope, restrictive covenants or what your setbacks are for your property you can call the shire office on (08) 9756 1018.

A table of all the zones in the Shire of Nannup and their setbacks is laid out in the local Planning Scheme No 4 and if required, more detailed in the residential Design Codes.

