

BUILDING IN THE SHIRE OF RAVENSTHORPE
RURAL-RESIDENTIAL ZONED PROPERTIES
INFORMATION AND FREQUENTLY ASKED QUESTIONS



What does Rural Residential mean?

The Shire of Ravensthorpe Planning Scheme No.6 (Amendment 3) sets out the objectives of rural-residential zones, which are:

- To provide for lot sizes in the range of 1ha to 4ha
- To provide opportunities for a range of limited rural and related ancillary pursuits on rural-residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land
- To set aside areas for the retention of vegetation and landform or other features which distinguish the land

What can be considered in a Rural-Residential zone?

In the Rural Residential zone various land uses can currently be considered with the approval of the local government. We look at what you want to build and where you want to build it. Zones and Use of the land is determined by reference to the Shires Planning Scheme No.6, Part 3 – Zones and Use of Land.

Zone, R-Codes and Special Control Areas in and around Ravensthorpe define the allowed uses and your property may have specific requirements for different sub-divisions.

What rules apply when I am looking to build?

To build on the property you will need to obtain (or confirm an exemption for) development approval, a building permit, any applicable health approvals, and in some cases a crossover approval from the Shire. **All approvals must be obtained prior to commencing works.** Development Approval (if required) must be obtained prior to any required building permits and health approvals.

Please contact the Shire at shire@ravensthorpe.wa.gov.au for application forms and checklists.

How many dwellings can I have? And what type are allowed?

Only a single house and an ancillary dwelling can be considered per property. Other outbuildings, such as a shed, may also be permitted. (LPP3 Outbuildings)

Construction of a dwelling needs to comply with the Local Planning Policy (LPP4 Housing), and **also comply with the Building Code of Australia**. Where this can be shown in applying for a building permit, there is no restriction on the design or materials used in construction of a house. As such we can consider applications for modular houses, transportable houses, barn style houses, and other types. Tiny Houses on Wheels are also now an available option under the Shire of Ravensthorpe Tiny House on Wheels Policy (LPP17 Tiny House on Wheels).

What is a building envelope?

A building envelope is a designated area on the property that is delineated on-site by the landowner and approved by the local government prior to the commencement of any site works.

In the Rural Residential zone, the following applies:

- A front setback of 20 metres
- Side and rear setback of 10 metres
- Be not more than 4000 square metres or 20% of the site area (whichever is less) to be marked on the site plan
- The maximum size for outbuilding(s) on the property is 250 square metres with a wall height of 4.5 metres and a ridge height of 6.0 metres. Variations will require the consent of Council, but can be considered
- A maximum building height for a dwelling of 10 metres
- All buildings and structures (including water tanks and effluent disposal systems) must be located inside of an approved building envelope

Building a shed (outbuilding) on your property

The erection of an outbuilding on a Residential or Rural Residential zoned lot is not permitted unless;

- A dwelling/single house has already been constructed on the property; or
- A dwelling/single house has already been approved on the property; or
- The application for an outbuilding includes (or is included with) an application for a dwelling/single house.

A shed home will be considered but must have a building permit and will need to comply with the Building Code of Australia.

You are not permitted to live in a shed not fit for purpose as a dwelling, as set out on the Building Code of Australia and certified by an accredited building surveyor.

Can I put a container home on my block?

Container homes may be considered in some circumstances, but will still need to comply with the Building Code of Australia.

The Shire of Ravensthorpe will consider whether the appearance of the structure would be compatible with the character and visual amenity of the locality to which it is proposed to be sited. Advertising requirements may apply depending on siting, and a building permit will be required.

Shipping containers will otherwise not be considered if proposed in front of a house, on properties which do not have a house, except as builders storage for construction of a house, or where the shipping container is proposed on top of effluent disposal systems or reticulated sewage systems. (LPP16 Shipping Containers).

Can I keep animals?

The keeping of livestock requires the approval of the local government. Animals will be required within appropriately fenced areas.

Where stock animals can be kept on the property, this will need to be in accordance with the Stocking Rate Guidelines published by the Department of Agriculture and Food. All livestock are also required to be registered with the DPIRD.

NOT permitted in rural-residential areas are;

Agriculture – Extensive, Agriculture – Intensive, and Animal husbandry - Intensive

What if my block is in a Special Control Area (SCA)?

You will need to check if there are any restrictive covenants on your block. For example, an SCA 1 – Infrastructure (Water Supply Protection Area) requires the issuance of development approval by the Shire of Ravensthorpe for all works and may apply additional requirements for effluent disposal on the property, for example use of Aerobic Treatment Units (ATUs) in place of conventional septs.

Why is Lakes Entrance different?

Lakes Entrance estate has been identified as a habitat for the endangered *Caesia arcuata*. The Department of Biodiversity, Conservation and Attraction has thus imposed a limit on clearing. A vegetation survey is to be undertaken prior to any building envelope being designated as part of a development approval and prior to any clearing or development works which is to identify and protect any populations of *Caesia arcuata* that may be present within the subject land. Should a population of *Caesia arcuata* be found on the subject land, it is to be excluded from the area of any building envelope and is not to be altered, removed or damaged. No clearing other than an approved access way and within an approved building envelope is permitted.

Can I live in my caravan?

This falls under the Caravan and Camping Grounds Act 1995. It is important that people who use caravans do so in a safe and healthy manner. For this reason, WA legislation generally restricts the use of caravans to licenced caravan parks.

Under the Act you are permitted to use caravans outside of licenced caravan parks in the following circumstances:

Duration of stay on property	Approval required
Up to 3 nights	The property owner
Up to 3 months	The property owner and the local government
Between 3 to 12 months	The property owner, local government and the Minister of Local Government

When constructing a dwelling you may also apply to the local government for permission to live in a property while the home is constructed on the property.

This approval can be granted:

- For a maximum of 12 months; and
- If the property is subject to an active building permit.

Where do I start?

Development (planning) approval and a building permit will usually be required if you are thinking of building, renovating or demolishing structures including a house, shed, carport, fence, patio or water tank. In most rural-residential areas in the Shire you may also need a crossover approval, a septic approval, a BAL report, and in some areas a flora survey for clearing land. Please also check for any restrictive covenants on your property.

Please contact our Planning and Building staff via email – shire@ravensthorpe.wa.gov.au or phone us at 9839 0000.

Useful Links

Local Planning Scheme: <https://www.wa.gov.au/government/document-collections/shire-of-ravensthorpe-planning-information#local-planning-scheme>

Planning page: <https://www.ravensthorpe.wa.gov.au/work/building-planning/planning-policies-info-sheets.aspx>

Policy manual: https://www.ravensthorpe.wa.gov.au/Profiles/ravensthorpe/Assets/ClientData/Policy_Manual_V11_Updated_May_2023_COMBINED_FINAL.pdf