

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.

Permissibility of rural-residential land uses in the Scheme are determined by the following methods designated to a use;

P = permitted if it complies

I = permitted if it is incidental to the main use

D = The local government has the discretion to approve

A = The development is not permitted until advertised and then at the discretion of Council

X = means the use is not permitted

What rules apply when I am looking to build?

To build on the property you will need to obtain (or confirm an exemption from) 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. With Shire approval, you are now also able to live in temporary accommodation, such as a caravan, for up to 24 months. This, however, is subject to certain conditions being met.

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 for properties larger than 2 hectares or 20% of the site area 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

Can I live in my caravan?

From 1 September 2024 the *Caravan and Camping Grounds Act 1995* amended the timeframes and conditions for local government to approve temporary accommodation on private property. You are now able to camp up to 5 days with only the approval of the owner and local government can approve up to 24 months. Property owners must complete the approved form and all sites must comply with the Shires **Temporary Accommodation Guidelines**.

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 take into account 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).

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 septics.

Why is Lakes Entrance different?

Due to the identification of a habitat of *Caesia arcuata* 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. It is recommended property owners use the following process to expedite the development approvals:

- a) Do a vegetation survey for *Caesia Arcuata* within a potential building envelope. If any *Caesia Arcuata* is found survey other areas of the property until an appropriate development site free of *Caesia Arcuata* can be found. If no areas free of *Caesia Arcuata* can be found, contact the Shire as we will need to discuss the matter with DBCA to find a solution.
- b) Apply for a Clearing Permit through the Shire of Ravensthorpe. This application must include designation of a compliant building envelope and include details from the vegetation survey confirming that no *Caesia Arcuata* is present within the proposed building envelope/area for clearing or proposed driveway location.
- c) When the clearing permit is granted by the Shire of Ravensthorpe, undertake clearing.
- d) Have the drafts person draw up plans for the proposed Single House and associated works within the building envelope.
- e) Have the BAL Assessor undertake a BAL assessment based on the approved building envelope, clearing and proposed house design.
- f) Apply for development approval for construction of a Single House within the previously approved building envelope including the BAL assessment.

Once Development Approval is granted seek Building Permits and Health (Effluent Disposal) permits as required.

Can I keep animals or crop in Rural-residential zones?

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

Animal husbandry - Intensive

Agriculture - Intensive, **may** be permitted for certain trade and commercial uses however will require Council approval as well as public advertisement for comment.

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.