



## LPP4 Housing

### Policy Objective

The objectives of the policy are as follows:

- a) To provide clear design guidelines for the development of housing in the Residential, Rural Townsite, Mixed Use, Rural Residential and Rural that complement the requirements of the Scheme and where applicable the Residential Design-Codes of Western Australia (R-Codes); and
- b) To provide design guidelines for housing in the Shire that establishes the standards expected of all residential development.

### Policy

#### **Background**

Development of Single Houses is to comply with the requirements of Local Planning Scheme No.6 (as amended from time to time) and in the 'Residential' zone, the R-Codes.

This Policy compliments the existing Scheme provisions and varies the 'deemed-to-comply' provisions of the R-Codes to the extent stated in this Policy as a 'Local Planning Policy' as permitted by Clause 3.2.3 of the R-Codes.

This policy refers to the development of 'Single Houses', 'Grouped Dwellings' and 'Multiple Dwellings' in the Residential, Commercial, Mixed Use, Rural Residential, Rural Smallholdings and Rural zones.

### Local Planning Policy No.4 - Requirements

#### **General Requirements**

- a) Single Houses, Grouped Dwellings and Multiple Dwellings are required to comply with the requirements of the R-Codes of WA, where they apply, or as varied by the criteria set out in the clauses and Table 1 "Housing Requirements" below.
- b) Split-coded areas:
  - i) with the exception of the minimum lot size, where the land has not been developed to a higher density, all the requirements of the lower density coding shall apply to development on land zoned R10/20, R10/25 and R10/30.
  - ii) all development above the R5 density is required to connect to the reticulated sewerage system.
- c) All houses are to provide verandahs, porticos, porches or other architectural relief on the elevations that are viewed from the street with a minimum length of 25% of the front façade of the house.
- d) Rural Residential and Rural Smallholdings zone specific requirements:
  - i) Where a building envelope is shown on a Subdivision Guide Plan it may be varied on application to the Council and the new building envelope location assessed against:
    - The objective of the zone;
    - Protection of landscape values;
    - Impact on views from neighbouring properties; and
    - Fire management requirements impacting remnant vegetation.
  - ii) Fencing around yards:
    - Solid panel fencing permitted around private areas of house and immediate yard but within the building envelope.



**VERSION 15.1**

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— Fence between house and street is to be visually permeable.

e) Ancillary dwelling requirements

i) Ancillary dwelling is to meet the following criteria (within the Residential, Commercial and Mixed-use zones):

- The ancillary dwelling can be attached or independent from a single dwelling located on the same lot;
- The ancillary dwelling is a maximum of 80m<sup>2</sup> in floor area, excluding verandahs, patios, carports and similar non-enclosed areas; and
- Materials and colours used on external walls and roof complement the main dwelling.

ii) Ancillary dwelling is to meet the following criteria (within Rural Residential, Rural Smallholdings and Rural zones):

- The ancillary dwelling is a maximum of 80m<sup>2</sup> in floor area, excluding verandahs, patios, carports and similar non-enclosed areas; and
- At least one parking bay is to be provided.
- Where an 'Ancillary Accommodation' unit exceeds the floor area stated in the first dot point of Clause e.(ii), a variation may be permitted subject to the advertising requirements of Clause 64 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and with planning approval from the Shire.



**Table 1 Housing Requirements**

Policy Requirement	Residential zone	Hopetoun Residential Development Area**	Commercial and Mixed Use zones	Rural Residential and Rural Smallholdings zones	Rural zone
Location of Housing	As per R-Codes	As per R-Codes	As caretaker's accommodation above or to the rear of commercial development that fronts the primary street. Refer clause 4.25 of the Scheme	As per specific zone requirements, either setback from boundaries or located within a building envelope.	Front/Rear setback – 20metres Side setback – 10metres
Reflective materials	Permitted at the discretion of Council	Permitted at the discretion of Council	Permitted at the discretion of Council	Permitted at the discretion of Council	Permitted
Minimum internal floor area	-		-	-	-
Car parking, Garages and Carports	As per R-Codes	Garages & carports to be constructed of same materials and under the same roof as main residence. Discretion applies to carports which may be located as close as possible to the dwelling and express architectural sympathy with main dwelling. Garages to be setback behind front building line of the dwelling.	As per R-Codes	Gravel hardstand area required for the house. Garages and carports attached to the house are to be constructed of same materials.	-
Driveways & car parking	As per R-Codes	Driveways to be completed concurrently with the dwelling. Maximum 1 driveway per dwelling.	As per R-Codes & Scheme requirements	Minimum width 3.0m Maximum width 5.0m Maximum 1 driveway per dwelling. Located to minimise noise and dust on neighbouring properties	-
Landscaping	As per R-Codes	Retention of existing vegetation on the site is to be included as part of any landscaping requirement.	As per R-Codes	House and driveway location is to minimise the removal of existing remnant vegetation	-



<b>DOCUMENT CONTROL BOX</b>		
<b>Custodian:</b> Chief Executive Officer		<b>Decision Maker:</b> Council
<b>Compliance Requirements:</b>		
<b>Legislation:</b> Clause 4 of the Deemed Provisions (set out in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2)		
<b>Industry:</b>	Building and Development	
<b>Organisational:</b>	Shire of Ravensthorpe Local Planning Scheme No.6 Shire of Ravensthorpe Local Planning Strategy	
<b>Document Management:</b>		
<b>Risk Rating:</b> Medium	<b>Review Frequency:</b> 2 Years	<b>Next Due:</b>
<b>Version #</b>	<b>Decision Reference:</b>	<b>Description:</b>
<b>a</b>	OCM 20/12/18 – Item 10.2.1	Major Revision to Planning Scheme Policies
<b>b</b>	OCM 15/09/20 – Item 15.1	Policy Reconfirmed – No Amendments.
<b>c</b>	OCM 19/07/22 – Item 12.1.2	Comprehensive Policy Manual review
<b>d</b>	OCM 17/12/2024 Item 12.1.2	Policy Reconfirmed – No Amendments
<b>e</b>	OCM 15/12/2025 Item 12.1.1	Comprehensive Policy Register Review