



## Planning Information Sheet **PS03 – Cellar Door**

October 2010

“CELLAR DOOR” is the term used to describe a development where products that are produced or grown on a “Rural” zoned property are offered to the general public for tasting and purchasing on that property. A “Cellar Door” use is permitted in the Priority and General Agriculture zones where it is considered to be ancillary to the primary agricultural use of the property.

### **Do I need Planning Approval?**

Yes. Planning approval is required for a ‘Cellar Door’. This Information Sheet will assist you in preparing a planning application and guide you through the development application process.

### **How do I apply for planning approval?**

You will need to complete a planning application form and complete the attached checklist, which will assist you in ensuring that all the required documentation is submitted with your application. Please note that the checklist requires the submission of a detailed statement, which should provide justification for the proposed development in accordance with the relevant Scheme, Strategy and relevant Policy.

### **What do I need to know?**

A Cellar Door is a listed use in Local Planning Scheme No. 1. On land zoned Priority or General Agriculture, the building must be setback 60m from any lot boundary which fronts Caves Road, Bussell Hwy and Brockman Hwy and 30m for all other lot boundaries. Side and rear setbacks should be a minimum of 20m. Further development standards are prescribed in Schedule 13 of the Scheme and the parking requirements are contained in Schedule 12. It is also important to read the general provisions of the Scheme including the objectives of the Priority or General Agricultural zone to ensure that all relevant requirements have been addressed.

Local Planning Policies are also developed to help guide the discretionary decisions of Council. The relevant policies must be identified and the development proposal must be justified against the provisions of any relevant policies. The following local policies are commonly considered in connection to a ‘Cellar door’ application:

- PE 36: Cellar Door Policy - The policy provides for a classification of cellar door applications. Cellar doors are classified on the production capacity of the farm and additional commercial uses proposed ancillary to the cellar door use. Cellar doors are classified as a boutique, small scale or large scale cellar door. Detail information is required for the classification. The policy also proposes contributions towards the upgrade of the access roads for the larger cellar door applications.
- PE 46: Signage - A planning application is required for any new signage or any modifications to the existing signs. An application for a sign may be included in a “Cellar Door” application. If a sign application is not included in the initial planning application, a separate application will be required later on.

**Is there anything else?**

Depending on the development that is proposed, you may also require a building licence and/or approval from Council's Environmental Health Department. On this basis it is suggested that you consult with Council's Building and Environmental Health Department regarding any other approvals that may be required. Council's Building Department can be contacted on 9780 5214, and Council's Health Department can be contacted on 9780 9232.

**Note: Prior to lodging your application for planning approval you may wish to consider making an appointment with one of Council's Planning Officers to discuss the proposal. Please phone 9780 5228 for an appointment. Applications that do not comply with the relevant standards or contain insufficient information may be refused or take longer to process.**

**\*\* DISCLAIMER \*\***

This information sheet is a guide only. Verification with original Local Laws, Acts, Local Planning Scheme No. 1 and other relevant documents is recommended for detailed references. The Shire of Augusta Margaret River accepts no responsibility for errors or omissions.