



Planning Information Sheet

PS15 – Rural Producers Sales Outlet (Shop)

November 2010

A 'Rural Producer Sales Outlet' falls into either of the following categories;

- Shop (Rural Stall): means a moveable or temporary fixed structure of no greater area than 4m² (including a stand, table, trailer and barrow) from which only agricultural produce that is grown or reared on the subject property is sold or offered for sale.
- Shop (Rural Produce): means any building or structure that is greater than 4m² but less than 20m² (including a caravan) from which only agricultural produce that is grown or reared on the subject property is sold or offered for sale.

Note that if the activity cannot reasonably be considered to fall into either of these definitions the use may be classified as a 'Shop', which is not permitted in the Priority or General Agriculture zones.

Do I need Planning Approval?

Yes. Planning approval is required for all 'Rural Producers Sales Outlets'. 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 Local Planning Scheme No. 1, and any relevant Local Planning Policy.

What do I need to know?

Local Planning Scheme No. 1 specifies development standards such as parking requirements, setbacks, maximum building height etc. It is also important to read the general provisions of the Scheme including the objectives of the Priority and General Agriculture zones to ensure that all relevant requirements are 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.

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 any other relevant documents is recommended for detailed references. The Shire of Augusta Margaret River accepts no responsibility for errors or omissions.