



July 2014

“Industry - Rural” is generally defined as an industry that handles, treats, processes or packages rural products or a workshop servicing plant or equipment used for rural purposes. It includes agriculture, horticulture and pasture farming but does not include a brewery or a winery, which are separately defined and listed as separate land uses in Table 1 (zoning table) of [Local Planning Scheme no.1](#). *(click link, click on “all categories drop down list” and select Local Planning Scheme)*

An Industry - Rural is a discretionary use in the Priority and General Agriculture zones.

Is Planning Approval Required?

Yes. Planning approval is required and advertising of the proposed development as part of the planning application process is at the discretion of the Shire.

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 Local Planning Scheme no. 1 and any relevant Local Planning Policies. Note that in many cases, particularly for larger and more complex proposals, it may be more appropriate to engage a consultant to lodge an application on your behalf.

What do I need to know?

Local Planning Scheme No. 1 specifies development standards such as parking requirements, setbacks, maximum building height etc. Parking and setback standards are listed in Schedules 8 and 9 of Local Planning Scheme no. 1. Height standards are contained in clause 5.13 of the Scheme. 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.

The Shire do not have any policies that apply to the “Industry – Rural” land use.

Is there anything else?

Depending on the development that is proposed, you may also require a building licence and/or approval from the Shire’s Environmental Health Department. On this basis it is suggested that you consult with the Shire’s Building and Environmental Health Departments regarding any other approvals that may be required. These departments can be contacted on (08) 9780 5255.

Note: Prior to lodging your application for a variation to the building envelope you may wish to consider making an appointment with one of the Shire’s Planning Officers to discuss the proposal. Please phone (08) 9780 5220 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.