

# PS18 – Chalets, Cabins, Caravan Parks and Guest House Facilities in the Priority and General Agriculture Zones



January 2017

Applications for rural tourist development of the types noted above can be considered in the Priority and General Agriculture Zones of Local Planning Scheme No. 1. The following provisions of the Scheme guide consideration of whether a particular proposal is acceptable:

- (a) Notwithstanding the provisions of the Zoning Table, chalets, cabins, caravan parks or guest houses are not permitted on lots having an area of **less than 5 hectares**.
- (b) The number of chalets/cabins, caravan/camping bays or guest house accommodation permitted on lots having areas **between 5 hectares and 20 hectares** within the Priority Agriculture and General Agriculture Zones **shall not exceed 2 chalets/cabins, 4 caravan/camping bays or 4 guest bedrooms**.
- (c) The number of chalets/cabins or guest house accommodation permitted on lots having areas **greater than 20 hectares** within the Priority Agriculture and General Agriculture Zones shall **not exceed 6 chalets/cabins, 12 caravan/camping bays or 12 guest bedrooms**.
- (d) No chalets/cabins or caravan/camping bays are to be constructed over Class 1 and 2 soils or where the land occupied by the chalets/cabins or caravan/camping bays reduces the land area for agricultural uses.
- (e) Prior to any approvals being granted for the development referred to in clauses 4.16.3(b) and 4.16.3(c), the applicant(s) will be required to demonstrate to the satisfaction of the Local government that the development proposed satisfies the definition of Low Impact Tourist Development under this Scheme and that:
  - (i) it will not have any adverse effect on rural production activities on the subject land or nearby land and that the proposed development will be incidental to the principal use of the land for agricultural purposes; or
  - (ii) in the case of properties covered, or substantially covered by native vegetation, the proposal will result in the retention and enhancement of existing vegetation on the land and that the visual and rural character of the property will not be adversely affected.

**“Low impact tourist development”** is a development predominantly of a tourist nature that has been designed in such a manner that it does not detract from the rural and natural amenity of the locality, and includes the following criteria:

- development being located so as to avoid ridge lines, escarpments or visually exposed sites and situated where screening vegetation or landform can be utilised;
- use and development being sensitively located and designed to minimise impact on vegetation, watercourses, soil quality and existing land uses;
- development being of a scale and nature so as to be self-sustaining on the lot or demonstrating the ability to provide servicing without significant modifications to existing infrastructure;

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- development that by the nature of its scale, design, colours, materials, landscaping and use, has minimal impact on its site and surrounding areas; and
- where the land use and any development has a minimal off-site consequence.

If your proposal involves a nature based caravan park/camping ground, then you will need to submit a specific 'management plan' accompanying the application for planning approval. The management plan is required to include the following information:

- (a) market segment;
- (b) the amenities that are proposed to be provided, or not provided, at the facility;
- (c) site planning;
- (d) environmental impact and sustainability;
- (e) waste management;
- (f) traffic management;
- (g) risk management; and
- (h) length of stay of occupiers.

**Note: Prior to lodging your application for planning approval 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 any other relevant documents is recommended for detailed references. The Shire of Augusta Margaret River accepts no responsibility for errors or omissions.