

The Southern Art and Craft Trail

Background

The Southern Art and Craft Trail is held annually in September/October over a period of approximately three weeks.

This information sheet should assist those Albany artists who would like to participate in the Art Trail and need to know how they can be involved and still be compliant with the Planning, Building and Health requirements of the City of Albany.

Do I need any approvals from the City of Albany to open up my studio at home, temporarily, for the duration of the Art Trail?

In accordance with *Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2, Part 7, cl.61 (2) (d)* development approval of the local government is not required for a temporary use which is in existence for less than 48 hours, or a longer period agreed by the local government, in any 12 month period.

The Art Trail is to be held over 16 days, incorporating 3 weekends. For this period each year, it is agreed that development approval will not be required, subject to the following:

- The Studio being formally part of the Southern Art and Craft Trail;
- Adequate provision for parking being made available within your lot boundary;
- Safe means of access to and from the site;
- No disruption to the amenity of the surrounding area;
- Arrangements being made with neighbours to ensure they are aware of the temporary use and that every effort will be made to ensure minimal disruption to the neighbourhood; and
- Management and resolution of any reasonable complaints.

Any complaints received about such temporary uses will be investigated and if considered necessary, action will be taken to cease the use.

What should I do to allow me to display at premises other than at my place of residence?

No extra approvals are required if you can find an existing approved studio or business premises (such as café, community hall or retail outlet) that is willing to display your art. Ideally they will already have an approval in place that will allow for the public to attend; have disabled access and toilet facilities; and a retail component giving them the ability to allow sales of your craft.

This option is highly recommended as the preferred option to ensure the least amount of disruption to the community and for ease of access for the public and those interested in attending the exhibitions and displays.

Can I set up a permanent studio at my own home and display and sell my work from there?

If you want to have the ability to open your studio to the public on a permanent basis you would need to apply for Development Approval. The following use can be considered, as follows:

Industry - Cottage: This use is defined as a trade or light industry producing art or craft items that may be carried out within a private home or outbuilding by an occupant. Items may be displayed and sold by retail from the premises and customers are permitted to visit without requiring an appointment.

This use can be considered in the Residential, Yakamia Creek, Regional Centre, Regional Centre Mixed Use, Neighbourhood Centre, Local Centre, Light Industry, Rural Small Holding, General Agriculture, Priority Agriculture and Rural Village zones.

There are some considerations to be taken into account:

- You will need to apply for Development Approval (see information below);
- The use shouldn't occupy an area greater than 50m²;
- No building modifications (such as fire separation, disabled access / toilets etc) will be required if the total area used for the Cottage Industry within the home does not exceed 10% of the total floor area of the home;

If the use is to be in an outbuilding, the space will need to meet the building class 6/8 requirements (requiring disabled access/toilets etc).

What is needed to have permanent approval granted to use premises other than at my place of residence?

If you were to establish your own studio and sales space, the use **Exhibition Centre** could be considered.

Unless this use is already approved at your chosen location, you would need to apply for Development Approval. See information below regarding this process.

Exhibition Centre is defined as premises used for the display or display and sale of materials of an artistic, cultural or historical nature, and includes a museum or art gallery.

This use can be considered in the Tourist Residential, Clubs & Institutions, Regional Centre, Regional Centre Mixed Business, Regional Centre Mixed Use, Highway Commercial, Neighbourhood Centre, Local Centre, Port Industry, General Agriculture, Priority Agriculture and Rural Village zones.

How do I apply for Development Approval?

You will need to complete an Application for Development Approval form. A Development Application Checklist is available to help you understand what plans and information is needed to be provided with the application. Both of these forms are available on the City of Albany web site or can be obtained on request from our customer service counter at the North Road Administration Building.

The applicable fee is to be paid on lodgement of the application.

Once you have obtained Development Approval.

Once you have obtained the necessary development approval, you must ensure that you comply with any planning conditions that have been placed on the approval. Depending on your proposal, you may also be required to apply for a building permit or Environmental Health approval.