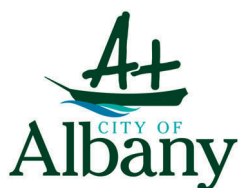


INFORMATION SHEET



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CRAFT STUDIO

What Is A Craft Studio?

A Craft Studio is a workplace for the teaching and skilled practice of a practical occupation.

Where Can They Be Located?

A Craft Studio will generally be located in a "Rural" zoned area, unless specifically permitted in other zones.

Definition In Town Planning Scheme

Establishment where arts and crafts predominantly produced on the same site are displayed and retailed.

Permissibility As Outlined In The Town Planning Scheme

As the use 'Craft Studio' is not listed within the Town Planning Scheme, an application for a Craft Studio would be treated as a 'use not listed' and, therefore, the proposal would need to be advertised for a period of 21 days.

Process To Gain Approval

The following information would need to be provided in order to apply for a Craft Studio:

- A completed application for Planning Scheme Consent (available at the front counter);
- 2 copies of a site plan showing the location of the Craft Studio on the property (inclusive of setbacks from boundaries), effluent disposal (areas and type of unit), existing dwelling/s, water tank, location of parking, remnant vegetation and driveways;
- 2 copies of a floor plan of the Craft Studio (one will be sufficient if they are all the same design);
- A letter explaining the nature of the application, including such issues as condition of road fronting the property, colours and materials associated with the Craft Studio, water supply to be used, times of operation and attendance on site.

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Referral To Internal And External Agencies

All Craft Studio Applications will be referred to Council's Environmental Health and Works and Services (Engineering) Department for comment so that issues such as water supply, effluent disposal and the condition of the road fronting the property can be investigated.

Factors The Council Will Assess

As there is no use class for 'Craft Studio' within Town Planning Scheme No. 3, a Policy has been endorsed by Council, which applies the following requirements to Craft Studio Applications:

The proposal complies with the definition outlined in Table 1 of the City's Local Rural Strategy;

- The land is zoned Rural or is within TPS 3.2 B Torbay Hill Special Rural Zone;
- The relevant provisions of a Special Rural Zone accommodate a Craft Studio;
- The proposal does not adversely affect the amenity of the area in terms of building materials, building design, access, parking, effluent disposal and positioning of buildings.
- The proposal complies with GP46 and GP47 of the City's Local Rural Strategy.
- Comments from residents of the locality will be sought in accordance with the provisions of Clause 3.2 of Town Planning Scheme 3.

Assessment Process

Once an application has been received the following will be undertaken (in chronological order):

- A member of the Development Services Planning section will draft an advertisement for the applicant to take to either The Albany Advertiser or The Weekender. The advertisement will seek the views of the public on the Craft Studio proposal.
- The advertisement is to be placed in a local newspaper (at the applicant's cost), with the advertising period closing 21 days after the notice is published.
- Letters will be sent to neighbours and in certain cases to surrounding landowners, who may be affected by the proposal, asking for any comments.
- Depending on the nature of any submissions received the application may be approved under delegation within the Development Services' Planning Team, or the application may need to go to Council for a decision.

Additional Approvals

- Prior to construction a Building Licence is required to be submitted and approved by Council.
- A Septic Tank Licence may also be required to be approved by Council.

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More Information

Should you have any questions or require any further information, please contact a member of the Development Services Team by either phoning on 9841 9383, by email planning@albany.wa.gov.au or in person at the City Offices.

**** DISCLAIMER ****

This information sheet is a guide only. Verification with original Local Laws, Acts, Planning Schemes, and other relevant documents is recommended for detailed references. The City of Albany accepts no responsibility for errors or omissions.