



FACT SHEET – FARM BUILDINGS

General Requirements

For the construction or installation of a farm building or other structure for the purpose of an agricultural activity, the NSW Planning System adopts three primary approval paths subject to certain pre-determined criteria being met, as follows:

Exempt Development: where no approvals are required from Council;

Complying Development: a 'fast track' system for low-impact, small-scale types of development.

Approval can generally be provided in 7-10 days by Council or an accredited private building certifier;

Local Development: applies to developments that don't fit into the two categories above which require a more detailed assessment and, on some occasions, notification to neighbours.

How do I know what approval path applies to my development?

Council has developed a series of Fact Sheets to assist you in determining what approval path applies to your development. In the case of farm buildings and structures it is firstly important to ensure that the land that you are planning to develop is zoned either:

- **RU1** Primary Production, or
- **RU3** Forestry

Establishing further what particular category of approval is required for farm buildings and structures depends largely on the provisions of the overarching legislation (which applies state wide) known as the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (the 'Codes SEPP'). Under the Codes SEPP, a range of site-specific issues require consideration including, but not limited to:

- The size of the property;
- Distances to boundaries;
- Whether the land is flood prone, bush fire prone or has a heritage item on it;
- Any easements located on the property; and
- The siting, size and coverage of existing structures on the land.

How do I find out more about these issues?

Much of the required information is contained in a section 10.7 Planning Certificate—application forms are available from the third-last "Quicklink" listed on the home page of LSC'S website www.lachlan.nsw.gov.au. Alternatively, you can make an appointment with one of Council's qualified and experienced staff to discuss your project, or, an accredited certifier.

Important: It is essential that prior to making an appointment with Council staff, you conduct some research on your project in addition to completing the self-assessment checklist located overleaf.





Disclaimer: This Fact Sheet provides a summary of the major issues concerning farm buildings and structures. Any person using this Fact Sheet must do so on the basis that not every scenario and issue can be addressed and discussion with Council's staff is encouraged. This document is subject to change without notice.

Exempt	Yes	N/A	No	Complying	Yes	No
Constructed or installed on land in Zone RU1, RU2, RU3, RU4 or RU6				Complies with Part 3a of the Rural Housing Code		
Not constructed or installed on or in a heritage item or a draft heritage item or in an environmentally sensitive area						
Is not higher than 7m above ground level (existing)						
Will not have an area of more than: (i) if it is a stockyard—0.5ha, or (ii) if it is any other building—200m ² (if situated on a lot of 2ha or more) or 50m ² (if situated on a lot of less than 2ha)						
Located at least 20m from the primary road frontage of the lot and at least 10m from the other lot boundaries						
Not to be constructed or installed within 50m of a dwelling on an adjoining property						
be located at least 50m from a waterbody (natural)						
If comprised of metal components— it will be designed by, and constructed in accordance with the specifications of, a professional engineer						
If it is a silo—not be fitted with a motorised fan for aeration or drying purposes						
If the development is a shipping container, there must not be more than one shipping container per lot						
If “No” is answered for any of the above questions, the development would not be considered “Exempt” under Subdivision 16 Farm Buildings of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008						

The Code SEPP is under continuous review and the most current version of the SEPP takes precedence over the fact sheets should any discrepancies be identified.

