



## FARM BUILDINGS (other than stock holding yards, grain silos and grain bunkers)

### 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 of neighbours.

### How do I know what approvals path applies to my development?

Council has developed a series of Fact Sheets to assist you in determining what approvals 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,
- RU3** Forestry, or
- RU6** Transition

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 an 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 section 10.7(2) Planning Certificate—application forms are available from the Planning and Development section of the LPSC website [www.lpsc.nsw.gov.au](http://www.lpsc.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



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