

FARM BUILDINGS

WHAT IS A FARM BUILDING?

A **farm building** is defined as a *structure the use of which is ancillary to an agricultural use of the landholding on which it is situated and includes a hay shed, stock holding yard, machinery shed, shearing shed, silo, storage tank, outbuilding or the like, but does not include a dwelling.*

Importantly, **farm buildings must be associated or ancillary to an approved agricultural use** on the site. Agriculture is defined under *Wollondilly Local Environmental Plan 2011* ([WLEP2011 Dictionary](#)) as any of the following:

- (aaa) agritourism,
- (a) aquaculture,
- (b) extensive agriculture,
- (c) intensive livestock agriculture,
- (d) intensive plant agriculture.

If the structure is not associated or ancillary to an agricultural use on the site, it will be treated as a building ancillary to the dwelling house, which has separate requirements to farm buildings.

Please see Council's factsheet for 'Sheds' here: [Sheds Fact Sheet](#)

EXEMPT DEVELOPMENT

Not all farm buildings require development consent. Council approval is not needed if your farm building meets specific development standards set out in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* ([SEPP Codes](#)).

All developments seeking to apply the SEPP Codes must first meet the [general requirements](#) set out under Clause 1.16. The development specific requirements for farm buildings are set out under [Subdivision 16](#).

COMPLYING DEVELOPMENT PATHWAY

If a farm building does not fully satisfy all relevant exempt development requirements, development consent is required prior to any construction commencing.

One option for obtaining development consent is via the Complying Development pathway, which combines planning and construction approval for any development that meets pre-determined development standards outlined in the SEPP Codes. A complying development application can be determined by either Council or a private certifier. If the application fully satisfies all relevant standards, a Complying Development Certificate would be issued for the development.

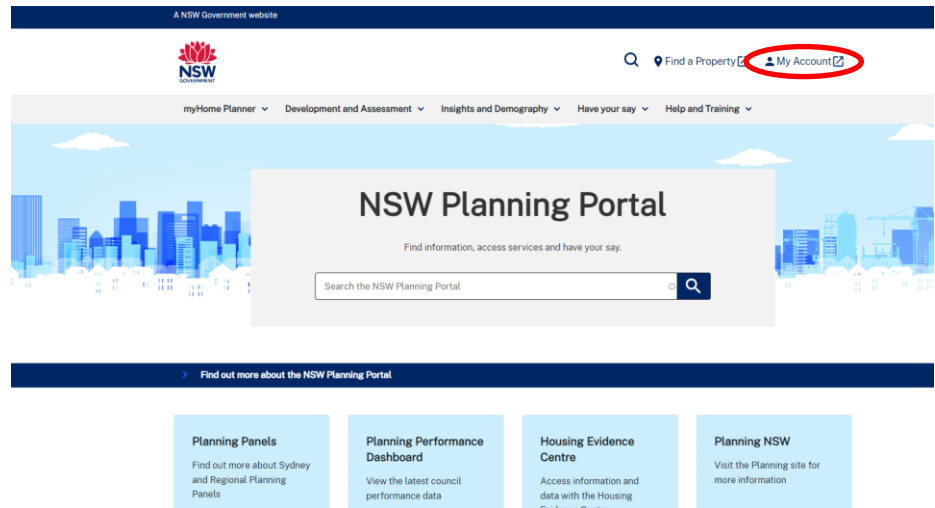
The Department of Planning and Environment provides general information on understanding [Complying Development](#) for rural properties on its website.

DEVELOPMENT APPLICATION PATHWAY

A development application must be lodged if your farm building does not fully satisfy the provisions of SEPP Codes as they often require a more detailed assessment and, in some cases, notification to adjoining properties.

Requirements to lodge a development application for a farm building is set out on Council's [DA Lodgement Checklist](#).

A Development Application for a farm building must be submitted to Council via the [NSW Planning Portal](#).



Accessing the NSW Planning Portal requires logging into an account. If you don't have an account, it will need to be created to progress with your lodgement.

It is recommended that prior to making an application for a farm building that you make an appointment with Council's Duty Planner or seek assistance from a town planning consultant



FACT SHEET

For more
information contact
Wollondilly Shire Council
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or visit Council's website
wollondilly.nsw.gov.au