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Market Grower Fact Sheet Putting up a farm shed

IN MOST council areas you need to submit a Development Application to build sheds used in your business. Contact a Planner within your local council to discuss what regulations govern your property before proceeding with any plans.

To make a decision on your application, council needs to know what you are planning to do and how. Keep in mind that council staff may not be agricultural experts so you will need to explain anything that is not common knowledge.

After you submit your application a Council officer will visit your property, so make sure the application is as accurate as possible.



NSW DPI, Virginia Brunton

The application will need to be approved before you begin any work. If you don't get approval first there may be significant delays and possibly penalties.



NSW DPI, Steven Honeywood

This **Market Grower Fact Sheet** is part of a series designed to support growers from a non-English speaking background. For more information please contact your local Council. If you require an interpreter call TIS on 131 450.

This project has been assisted by the New South Wales Government through its Environmental Trust.

Common questions to think about in putting up a shed:

- How close to the boundary will I build my shed? Find out the minimum distance from boundaries you are allowed to build.
- What should I do with rainfall running off the roof? The water can be stored in a water tank or dam, or if uncontaminated, can go into a waterway or public drain. Run-off must not cause erosion. Erosion is the movement of soil as a result of strong flows of water.
- Can I live in my shed? No, you cannot live in a shed.
- Can I remove trees to build? Depending on the type of vegetation, this is not always possible and may require separate approval. Each council has a Local Environment Plan. You will need a separate approval form if the tree is not listed as an Exempt tree species in the Local Environment Plan. You can get a private property form from the customer service desk at your local Council or on the Councils web sites.
- Can I build in a flood zone? Flood zones are areas that are at risk of being flooded by rivers and creeks. Sheds in flood zones will require special consideration.

Each Council will have its own specific rules so call them to discuss your application with a planning officer before starting.

For additional information on applications, please see the Market Grower Fact Sheet on Development Applications.

The information contained in this publication is based on knowledge and understanding at the time of writing (November 2007). However, because of advances in knowledge, users are reminded of the need to ensure that information upon which they rely is up to date and to check currency of the information with the appropriate officer of NSW Department of Primary Industries or the user's independent adviser.

