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Market Grower Fact Sheet Zoning and Land Use

IF YOU WANT to make changes to your property or change the way you use your land, you may need to put in a development application (DA) with your local council.

A Development Application is needed before development can proceed. If your Development Application is approved you will receive development consent. Before construction can physically go ahead you will need to lodge an application for a construction certificate.

Examples of what may require a DA include: putting up a shed, building a dam, changing from one type of farming to another and adding new beds for crops.



NSW DPI, Virginia Bourton

What you can do on your property is determined by the zoning of your land and the Local Environment Plan. Your application will not be approved for something that is not permitted in your zoning.



NSW DPI, Steven Honeywood

A Local Environment Plan shows the land use zonings for all of the land in a local government area. These zones include rural, residential and industrial land uses. For each zone the Local Environment Plan will tell you what activities are allowed on your property with or without Council's permission.

For example in areas zoned Rural 1(a), a commercial chicken shed may be considered by council, but in areas zoned Residential 2(a) they are prohibited. Each council area may be different. Activities allowed without a DA in one area, may not be allowed in another.

If you know the zoning of your property and what is permitted you will give your application a better chance of gaining approval.

For more information on the DA process please see the Market Grower Fact Sheet 2.

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.

TREES: Each council has a tree preservation policy which prohibits the removal, pruning, ringbarking, topping, lopping or injury to any tree unless it poses an immediate threat to life or property. A private property form must be processed by council and consent given before any tree is removed unless the tree is exempt in the Local Environmental Plan.

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.