

Inland Code – Farm Building Standards – Summary of Development Standards

Rural zones RU1, RU2, RU3, RU4, RU6 and large lot residential zone R5 in inland local government areas

October 2018

This Summary Table is intended as a guide to the development standards for the construction of a farm building under the Inland Code in the inland local government areas.

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The Inland Local Government areas are identified in clause 3D.1(4).

Important Notes

1. All development standards in the Inland Code must be complied with.
2. The area of the landholding must not be less than 4,000m².
3. The Summary Table below applies to development that is a farm building (other than a stock holding yard, grain silo or grain bunker) that is not used for habitable purposes and is ancillary to the agricultural use of the landholding.
4. Development standards for excavation, fill, retaining walls and structural supports, drainage, protected tree requirements and protection of adjoining walls associated with dwelling houses are provided in Division 8.
5. Development standards for development on bush fire prone land and flood control lots are provided in clauses 3D.6 and 3D.7.
6. Development standards for land near the Siding Spring Observatory are provided in clause 3D.8.
7. The Summary Table below must be read with all relevant clauses in the Inland Code.
8. EPI = Environmental Planning Instrument. A reference to an EPI in the Inland Code will usually mean the council's Local Environmental Plan (LEP) that applies to the lot.
9. Clause 3D.55 of the Inland Code defines "footprint" as:
footprint means the area of the ground surface occupied by a building, including the walls, footings, and roofing of the building, and extending to the perimeter of the foundations and other means of structural support to the building, excluding the area of access ramps, eaves and sunshade devices.
10. The Summary Table only applies to Part 3D Inland Code, and does not apply to the Rural Housing Code, any other complying development codes, or the Exempt Development Code.



Disclaimer: The information provided, including Summary Tables, is intended to be general information only and does not constitute professional advice and should not be relied upon as such. No liability is accepted for reliance on any information that is provided. You should seek independent professional advice and refer to the relevant legislation, including the [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#) before taking action.

Development Standards for Farm Buildings

Clause	Built form development standards		Landholding area in hectares (ha)				
			0.4 - 10	>10 - 40	>40 - 100	>100 - 400	>400
3D.56(1)	Maximum height		7m	10m			
3D.56(2)	Siting		Siting controls apply to farm buildings to be constructed on certain sloping land, which may influence the location and height of these farm buildings				
3D.57(1)	Maximum footprint (per farm building) ¹		200m ²		500m ²	1,200m ²	
3D.58	Maximum footprint of all farm buildings (excluding grain bunkers)		2.5% of area of landholding to a maximum of 1,000m ²	2,000m ²			
3D.57(2)	Maximum footprint of ancillary office ²		50m ²				
3D.60(1)	Maximum no. shipping containers		1				5
3D.59(5)	Minimum setback from a waterbody (natural) ³ setback		50m				
3D.59(2)	Minimum setback from a classified road ⁴	If a classified road setback is specified in EPI	Greater of EPI or 20m	Greater of EPI or 50m			
		No setback specified in EPI	20m	50m			
Clause			Building footprint (m ²)				
3D.59(1) & (4)	Primary, secondary and parallel road setback	Zone	0 – 100		>100 - <500		500 -1,200
		R5	15m				200m
		RU4	30m				200m
		RU1, RU2, RU3 & RU6	50m				200m
3D.59(3) & (4)	Side and rear setbacks		10m		50m		200m

¹ Farm buildings located on land identified as “land with scenic and landscape values” or a “scenic protection area” must not exceed a footprint of 200m² or a height of 7m - see clause 3D.60(2).

² The ancillary office must be attached to and contained within the footprint of a farm building (clause 3D.57(2)(b)).

³ Waterbody (natural) or natural waterbody means a natural body of water, whether perennial or intermittent, fresh, brackish or saline, the course of which may have been artificially modified or diverted onto a new course, and includes a river, creek, stream, lake, lagoon, natural wetland, estuary, bay, inlet or tidal waters (including the sea) (Dictionary, *Standard Instrument – Principal Local Environmental Plan*).

⁴ Despite any other setback, if a farm building has a footprint of 500m² or more, it must be setback at least 200m from every boundary (clause 3D.59(4)).