



OUTBUILDINGS FACTSHEET

These are buildings that are used for the storage of possessions of the owners/occupiers of the land and are considered under the LEP as structures which are ancillary to an existing land use. These buildings are generally ancillary to a dwelling house and are associated with the normal domestic use of the land. Outbuildings are not commercial in nature and are typically used by the landowners/occupiers for:

- The storage of equipment used to maintain the property,
- Hobbies, and
- Parking of non-commercial vehicles*.

*Outbuildings are not be used for the parking of more than one (1) truck plus two (2) trailers or two (2) small earthmoving machines used primarily off-site by the owner/occupiers of the property.

Often, you can rebuild these structures without development approval, as an exempt development, if you meet certain development standards.

THE EXEMPT DEVELOPMENT APPROVAL PATHWAY

You may not need approval if your outbuilding meets the criteria under the [NSW Exempt and Complying Development Codes SEPP](#).

THE COMPLYING DEVELOPMENT APPROVAL PATHWAY

If your outbuilding isn't an exempt development, you may be able to build as a [complying development](#). You will need to meet certain development standards and get a complying development certificate from your council or a private certifier.

If you're unable to meet the development standards for complying development, you will need to speak to the council about lodging a development application.

If a Development Application is pursued, the application must address Hawkesbury Development Control Plan 2002 and 2023. This includes:

[Part A & B](#) – Introduction and General Requirements

[Part C](#) – General Guidelines

[Part D](#) – Specific Development – Residential Development – Chapter 8 – Farm Buildings and Outbuildings



Interpreter Service available, call 131 450 131 450 خدمة الترجمة الشفوية متاحة، اتصل على رقم 131 450 可提供傳譯服務，請致電 131 450 Hemm servizz tal-interpretu, cempel 131 450

366 George Street, Windsor (PO BOX 146)
council@hawkesbury.nsw.gov.au | www.hawkesbury.nsw.gov.au | 4560 4444

 **Hawkesbury
City Council**