



Hawkesbury City Council

attachment 1
to
item 42

Draft Farm Buildings and Outbuildings
Chapter for Public Exhibition

date of meeting: 31 March 2015
location: council chambers
time: 6:30 p.m.

CHAPTER 8

Farm Buildings and Outbuildings

8.1 INTRODUCTION

This Chapter of the DCP provides objectives and development controls for Farm buildings and Outbuildings.

This Chapter specifically deals with buildings which are associated with the lawful use of the land for agricultural or domestic purposes (eg. outbuildings and gardens sheds) and does not provide objectives or development controls for:

- Buildings which are ancillary to animal boarding or training establishments and/or rural industries. These are dealt with by Part D, Chapter 9 of the DCP.
- Garages or carports ancillary to a dwelling. These are dealt with by Part D Chapter 1 of the DCP.

8.2 OBJECTIVES

The primary objectives of this Chapter are:

- (a) To enable the erection of farm buildings and outbuildings in a manner that complements the landscape character and any scenic qualities of the locality.
- (b) To ensure farm buildings and outbuildings are designed and sited with regard to site planning principles and also the requirements specified in this Chapter to minimise the likely impact on the amenity of adjoining land uses, especially dwellings.
- (c) To ensure farm buildings and outbuildings are sited to minimise unnecessary disturbances to the natural environment.

8.3 WHAT IS A "FARM BUILDING"?

"Farm buildings" are defined by the LEP as structures which are ancillary to an agricultural use of the land on which it is situated and includes hay sheds, stock holding yards, machinery sheds, shearing shed, silo, storage tank, outbuildings or other forms of structures used for storing agriculture machinery, farm produce and supplies.

These structures are typically large buildings used for commercial purposes requiring a large area to serve a number of different functions as part the agricultural use of the land.

"Agriculture" is defined by the LEP and is directly associated with the commercial use of the land for activities including aquaculture, extensive agriculture, intensive livestock agriculture, and intensive plant agriculture. These uses are separately defined in the LEP.

NOTE *The State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 classifies certain farm buildings as exempt development and thus does not require development consent from Council (see www.legislation.nsw.gov.au for details).*

Applications for farm buildings are required to specify how the proposed building and site are intended to be used. Specific information shall be provided in respect to:

- The type of commercial agricultural activity being undertaken on the land.
- Details concerning the floor layout and fit-out of the building in accordance with the National Construction Code - Building Code of Australia.
- The number of staff or customers which would be associated with the use of the land.
- Details concerning amenities, services and facilities which would be provided onsite.
- Car parking and access requirements in accordance with Part C Chapter 2 of the DCP.
- Any potential environmental impacts associated with the use of the land particularly in respect to traffic, effluent disposal, water use, noise, amenity, odour and hours of operation.

8.4 WHAT ARE OUTBUILDINGS?

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 land owners/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.

8.3 DEVELOPMENT CONTROLS

Development controls for farm buildings and outbuildings are as follows:

8.3.1 Siting and Orientation

Objectives

- (a) To ensure that farm buildings and outbuildings:
- Complement the character of the area and are not visually dominant
 - Have minimal impacts on the removal of native vegetation
 - Take into consideration the natural features of the land
 - Take into consideration existing and potential uses of the land.

Development Controls

1. Farm buildings and outbuildings should be clustered in one location on the property. Where possible, this should be close to dwellings, but not where this will result in land use conflict.
2. Farm buildings and outbuildings are to be sited and orientated to minimise their visual dominance and impact on the streetscape. In particular:
 - i) Ridgeline or hilltops locations should be avoided
 - ii) The narrow elevation of the building should face the primary street frontage.
3. Farm buildings and outbuildings as well as related driveways are to be positioned on the land so as to minimise the removal of any native vegetation.
4. Cut and fill for buildings and access driveways should be limited to a maximum 2 metres of cut and 900mm of fill. (Figure 1)
5. Farm buildings and outbuildings should not be erected on land having a slope in excess of 10%.
6. Farm buildings and outbuildings should be set back a minimum of 40 metres away from any watercourse.

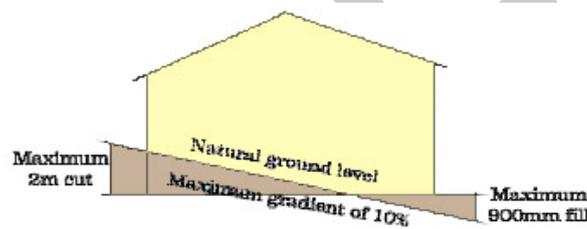


Figure 1: Cut and fill

8.3.2 Building Design and Form

Objectives

- (a) To encourage attractive developments that blend in with the character of the locality, surrounding development and landscaping.

Development Controls

1. Roof forms should provide visual relief to the building in order to reduce the building's bulk. Barn style roof forms that are less bulky in appearance are encouraged in rural and environmental zoned areas. (Figure 2)
2. Building facades that can be readily viewed from adjacent roads should be articulated with suitable features such as windows, awnings and verandahs to minimise their visual bulk.



Figure 2: Less Bulky Appearance of Barn Style Roof Forms

8.3.3 Building materials, finishes and colours

Objectives

- (a) To ensure that building materials and external finishes of farm buildings and outbuildings do not have a significant adverse impact on the visual qualities of the landscape.
- (b) Ensure that the colours used in the construction of farm buildings and outbuildings are consistent with the prevailing colours of the locality.

Development Controls

1. External materials, finishes and colours should complement and harmonise with the surrounding environment and the existing development on the land.
2. External materials should have non-reflective surfaces. The use of unpainted metal surfaces may be permitted in limited circumstances subject to the size, height, design and location of the building. The use of unpainted zincalume steel is not encouraged.
3. In rural areas the walls and roof should be of colours primarily involving non-urban landscape colours (muted greens and browns). Bright/stark colours such as white, black, blue, yellow or red or variations of these (e.g. cream, grey or orange) are generally not acceptable except as a minor detail colour (e.g. gutters) on a structure.
4. Any part of a building below the 1-in-100 year flood level is to be constructed of flood compatible materials.

8.3.4 Size, Setbacks and Height

Objectives

- (a) To ensure that the bulk of farm buildings and outbuildings do not visually dominate the streetscape and the landscape.
- (b) Ensure that the size of farm buildings and outbuildings is consistent with the intended use and the size of the property.
- (c) Farm buildings and outbuildings should not be visually prominent or intrude into the skyline.

Development Controls

- The maximum areas and minimum setback requirements for farm buildings and outbuildings are provided under the following tables:

Farm Buildings

Table 1: Sizes and Setbacks for Farm Buildings

LAND AREA	MAX ALLOWABLE AREA* (m ²)	FRONT SETBACK (m) (from Primary Rd Frontage)	SIDE/REAR SETBACK (m)
<2,000m ²	80	Behind any existing dwelling or 10m, whichever is the greater	Considered on merit of the application
2,000m ² to <1ha	110	Behind any existing dwelling or 10m, whichever is the greater	3
1ha to <2ha	270	15	5
2ha to <4ha	325	20	10
4ha to <10ha	450	20	10m to a property boundary or 50m (minimum) from a dwelling on an adjoining property, whichever is greater
10ha or greater	600 for first 10ha then 25 per every hectare thereafter	20	10m to a property boundary or 50m (minimum) from a dwelling on an adjoining property, whichever is greater

* Any variation to the maximum allowable area for farm buildings will have to be justified in terms the use of the building and visual impact of the development.

Outbuildings

Table 2: Sizes and Setbacks for outbuildings

LAND AREA	MAX ALLOWABLE AREA (m ²)	FRONT SETBACK (m) (from Primary Rd Frontage)	SIDE/REAR SETBACK (m)
<2,000m ²	55	Behind any existing dwelling or 10m, whichever is the greater	Considered on merit of the application
2,000m ² to <1ha	80	Behind any existing dwelling or 10m, whichever is the greater	3
1ha to <2ha	110	15	5
2ha to <4ha	180	20	5
4ha to <10ha	225	20	10
10ha or greater	325 for first 10ha then 25 per every hectare thereafter	20	10m to a property boundary or 50m (minimum) from a dwelling on an adjoining property, whichever is greater

NOTE: Maximum Allowable Area (m²) is calculated using the enclosed floor area of the structure and does not include verandahs, awnings or the like that are open on two or more sides

2. The maximum height of a farm building is 8m above ground level (existing).
3. The maximum height of an outbuilding with an area equal to or less than 200m² is 5.5m above ground level (existing). 'Barn style' outbuildings may exceed 5.5m based on individual merit.
4. Farm buildings and outbuildings that are greater in height than any existing or approved dwelling house on the land are discouraged. (Figure 3)
5. The cumulative area for farm buildings and outbuildings on a single property shall be no greater than the maximum allowable area specified for farm buildings.
6. An open sided verandah or awning of not greater than one third of the area of the proposed farm building or outbuilding may be allowed in addition to the above mentioned maximum allowable areas.
7. Mezzanine floors shall be no more than more than 50% of the area of the ground floor of a farm building or an outbuilding may be allowed in addition to the above maximum allowable areas.
8. The mezzanine floor shall only be used for storage purposes.
9. The size, setback and height rules do not apply to existing or replica historic slab barns and the building will be assessed based on the merit of the application. (Figure 4)



Figure 3: Visual dominance of the shed (on left) due to its excessive height



Figure 4: Slab Barn Style building

8.3.5 Landscaping

Objectives

To provide attractive landscapes which are consistent with visual landscapes in the locality.

Development Controls

1. Screening should be provided around farm buildings and outbuildings to reduce the bulk of the building and soften the appearance of the building from any adjoining dwelling, street or property boundary.
2. Plants endemic to the area with suitable fire resistance, heights, coverage and density should be chosen. Landscaping shall consist of a mixture of trees, shrubs and ground cover to minimise the visual impact of the buildings.
3. Trees should include species that at maturity have a height above the ridgeline of the proposed buildings.