

DUNGOG DEVELOPMENT CONTROL PLAN No 1

PART C.4

ERECTION OF FARM BUILDINGS AND OUTBUILDINGS/SHEDS

C.4 – ERECTION OF FARM BUILDINGS AND OUTBUILDINGS/SHEDS

4.1 INTRODUCTION

This Chapter of the DCP provides objectives and development principals for Farm buildings and Outbuildings/Sheds.

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, animal shelters and/or rural industries.

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

4.2 AIMS AND OBJECTIVES

- To enable the erection of farm buildings and outbuildings in a manner that complements the landscape character and any scenic qualities of the locality.
- 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.
- To ensure farm buildings and outbuildings are sited to minimise unnecessary disturbances to the natural environment.

4.3 DEVELOPMENT TERMS

Farm Buildings

“Farm buildings” are defined by Dungog LEP 2014 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.

Outbuildings/ Sheds

These are buildings/sheds 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.

Outbuildings/sheds 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.

4.4 SITING AND ORIENTATION

4.4.1 Objectives

To ensure that farm buildings and outbuildings/sheds:

- 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, and
- Take into consideration existing and potential uses of the land.

4.4.2 Development Principles

1. Farm buildings and outbuildings/sheds 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/sheds 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) On smaller allotments with limited width the narrow elevation of the building should face the primary street frontage.
3. Farm buildings and outbuildings/sheds as well as related driveways, manoeuvring areas and filled areas are to be positioned on the land so as to minimise the removal of any native vegetation.
4. Farm Buildings or Outbuildings/sheds on properties which contain or are adjacent to a heritage item will be assessed on merit. Development applications shall be supported by an assessment against clause 5.10 Heritage conservation of the LEP and Part C Chapter 17 Heritage conservation of the DCP.
5. Cut and fill for buildings, manoeuvring areas, fill batters and access driveways should be limited to a maximum 2 metres of cut and 1.5 metres of fill. (Figure 1)

6. Farm buildings and outbuildings should not be erected on land having a slope in excess of 10%.
7. Farm buildings and outbuildings should be set back a minimum of 40 metres away from any watercourse

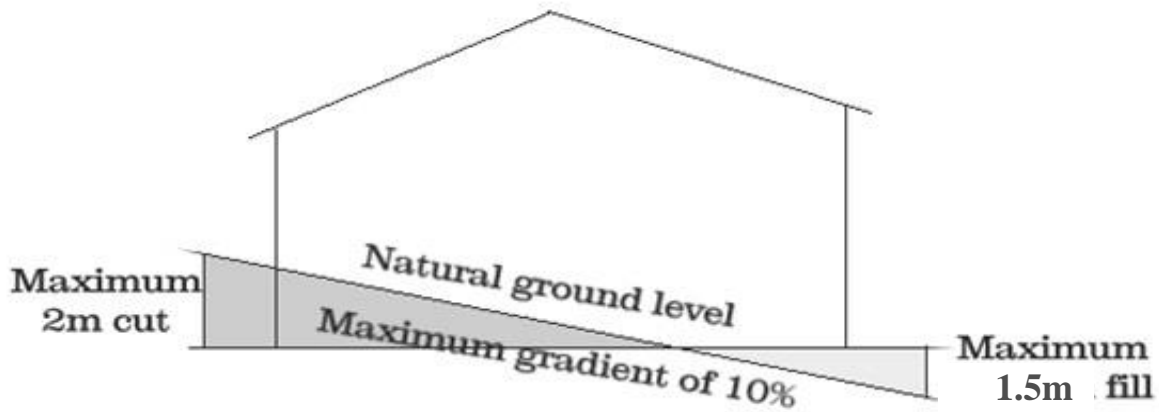


Figure 1: Cut and fill

4.5 BUILDING DESIGN AND FORM

4.5.1 Objective

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

4.5.2 Development Principles

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 protection 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.



4.6 SIZE AND HEIGHT

4.6.1 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/sheds 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

4.6.2 Development Principles – Size

Farm buildings

Land within Zone RU1 Primary Production and E3 Environmental Management

- a) Farm buildings on an allotment of land not exceeding 1.5 hectares should not have an area of more than 150m².
- b) Farm Buildings on an allotment of land from 1.5 hectares but not exceeding 10 hectares should not have an area of more than 200m².
- c) Farm buildings on an allotment of land from 10 hectares but not exceeding 60 hectares should not have an area of more than 300m².
- d) Farm buildings on an allotment of land from 60 hectares or greater should not have an area of more than 400m².

NOTE

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/Sheds

Land within Zone RU1 Primary Production, R5 Large Lot Residential, RE1 Public Recreation/ RE2 Private Recreation, E3 Environmental Management and E4 Environmental Living.

- a) Outbuildings/ sheds on an allotment of land under 1.5 hectares should not have an area of more than 150m².
- b) Outbuildings/sheds on an allotment of land between 1.5 and 10 hectares should not have an area of more than 200m².
- c) Outbuildings/sheds on an allotment of land in excess of 10 hectares should not have an area of more than 250m².

4.6.3 Development principles – Height

- a) Farm Buildings should not be higher than 9 metres above the existing ground level.
- b) Outbuildings/ sheds should be not higher than 7 metres above the existing ground level.

4.7 BUILDING MATERIALS, FINISHES AND COLOURS

4.7.1 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.

4.7.2 Development Principles

- 1. External materials, finishes and colours should complement and harmonise with the surrounding environment and the existing development on the land.
- 2. External materials used in the construction of farm buildings and outbuildings are to be pre- painted and should have non-reflective surfaces.
- 3. In rural and environmental protection zones the walls and roof should be of colours primarily involving non-urban landscape colours (muted greens, browns and greys). Bright/stark colours such as white, cream, black, blue, yellow or red or variations of these 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% AEP (1-in-100 year flood level) is to be constructed of flood compatible materials.

4.8 LANDSCAPING

4.8.1 Objective

To provide attractive rural landscapes which are consistent with and preserve the visual qualities in the locality.

4.8.2 Development Principles

- 1. Screening should be provided around farm buildings and outbuildings/sheds to reduce the bulk of the building and soften the appearance of the building where appropriate 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.