

Summary of Changes

New terms

- Farm gate premises – where visitors interact with produce from the farm, such as fruit picking, sales, tastings, workshops and cafes/restaurants. The produce sold is to be mostly grown on the farm and supplemented with produce from other local farms in the area.
- Farm experience premises – where visitors can experience life on a farm including tours, farm field days, horse riding, weddings, functions, conferences and retreats.
- Farm stay accommodation – where visitors can stay in buildings or moveable dwellings, including tents and caravans. Accommodation takes the form of either a ‘farm stay’ building or use of the land for small camping areas

New planning pathways

Will allow these activities to happen with either fast-track (complying development) or no planning approval (exempt development) with development standards. To carry out complying development, the land use – eg farm gate premises – must be permissible with consent in the zone.

Farm gate premises and Farm experience premises

- Use of up to 200sqm of an existing building /marquee (exempt development) or construct a new building maximum 200sqm (complying development).
- Max 500sqm for all farm gate premises and farm experience premises buildings
- Farm gate – max 100 visitors at any one time; 8am to 5pm every day of the week.
- Farm experiences – max 50 visitors any one time; max 52 days pa; 8am to 12am (Fri/Sat)
- Total 100 guests at any one time for all farm gate premises and farm experience premises

Farm stay accommodation

- Minimum landholding of 15ha, and maximum 21 consecutive days of stay
- Use of up to 60sqm of existing residential accommodation or manufactured home (exempt development) or a new building (complying development) – maximum of 6 buildings
- Maximum 20 guests in tents, and 6 caravans and campervans (exempt development)