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SHIRE OF PROGRESS AND OPPORTUNITY

Name Susan Appleyard

10 May 2016

Department of Planning and Environment  
Western Region  
PO Box 58  
DUBBO NSW 2830

Attention: Ashley Albury

Dear Ashley

**RE: NEW EXEMPT AND COMPLYING DEVELOPMENT CONTROLS FOR  
RURAL AND REGIONAL NSW**

Murrumbidgee Shire Council would like to congratulate the Department of Planning and Environment on the draft Code updates. There are a number of issues and matters the Council would like clarified and reviewed.

1. Floor area of farm buildings – in the explanation of the proposed changes the gross floor area for a farm building on a lot over 2ha is 500 square metres, however in the summary of the proposal it is 200 square metres. I have discussed this variance with the Department and it should be 500 square metres.
2. Height of Silos under exempt development. There are more and more silos being constructed in the region and most are now over the proposed 15 metre height limit. Given that a number of Shire's are due to be amalgamated it is recommended that the height be raised to 20 metres. This will cover 90% of the Silos constructed and will reduce costs to Council and the farmer.
3. Farm Office Buildings – while inspecting a number of rural properties in the past 2 years there has been a trend of farm office buildings in the form of demountable buildings (6 in 2015/2016). None of these buildings had been given consent at the time of inspecting the site. I



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have asked each of the farmers why they have a separate office building and the reasons given are:

- a. The farm manager does not live on site and this is their office
- b. It is required for work cover purposes, i.e. toilet facilities, shower, first aid area, meeting space and employee area
- c. It is cheaper and quicker than doing an extension to the house to provide for an office.
- d. It's closer to the main infrastructure on the property, i.e. on one property the house was 4 km from the silos and machinery sheds so they put an office near the infrastructure.

With properties in the area becoming larger it is felt that this trend will continue and that the Department should review demountable farm office buildings for inclusion in the exempt section of the Code SEPP.

If you would like to discuss this submission please call me on 03 5886 1200

Yours Sincerely

A handwritten signature in cursive script, appearing to read 'S Appleyard', written in dark ink.

Susan Appleyard  
MANAGER HEALTH, BUILDING AND PLANNING