

INTENSIVE AGRICULTURE

QUICK ANSWERS FOR SMALL BUSINESS INFORMATION SHEET No: AG-01

INTENSIVE AGRICULTURE

Market Gardens
Orchards & Packing
Sheds
Berry Production
Olive Groves & Presses
Vineyards & Wineries
Flower Growing
Fungi / Mushrooms
Turf Farming
Wholesale Plant Nursery
Aquaculture
Dairies (milking sheds)
Feedlots
Piggeries
Poultry Sheds
Intensive Animal
Husbandry
Stud Farms
Horse Stabling & Training
Deer Farms
Alpaca Farms
Goat Farms
Rabbit Farms
Breeding of Domestic
Pets

FARMING IN DUNGOG SHIRE

Dungog is a rural shire and Council encourages the establishment of new farming activities. Within the Shire, farming is divided into 'Agriculture' and 'Intensive Agriculture'.

• **Agriculture** - is the broad acre commercial farming of crops or fodder or the grazing of livestock. Agriculture can be undertaken in all non-urban areas within the Shire. Within areas zoned Rural 1(a), Rural Lifestyle 1(l), Rural Enterprise 1(e) and Transition Zone 9(a), agriculture can be undertaken without development consent. With development consent from Council, agriculture can also be undertaken in areas zoned Special Uses 5(a), Recreation 6(a) and Environment 7(a) zones.

• **Intensive Agriculture** - includes the production or packaging of fruit, vegetable, flower or fungi crops, intensive livestock production (such as feedlots and poultry farms), vineyards and wineries, aquaculture, turf farming, wholesale plant nurseries and the breeding, boarding and training of animals, including domestic pets. Intensive Agriculture requires the consent of Council and can only be undertaken in areas zoned Rural 1(a), Rural Enterprise 1(e), Employment 4(a) and Transition 9(a).

DO I NEED COUNCIL APPROVAL TO FARM?

Development approval from Council is required for all forms of Intensive Agriculture. It is also required for Agriculture in areas zoned 5(a), 6(a) and 7(a). Erection of any buildings, such as rural sheds, for Agricultural or Intensive Agricultural Use also requires Development Approval.

DO I NEED ANY OTHER APPROVALS?

Yes... If you are erecting or altering buildings you will need to obtain for a Construction Certificate before you can commence any building works. The Construction Certificate Application Process is explained in the Construction Certificate Information Sheet.

You may also need an approval or a permit from a State Government Authority.

CAN I SELL MY PRODUCE DIRECT TO THE PUBLIC FROM MY PROPERTY?

Possibly... It will depend on what you produce. Council permits farm gate sales provided that you only sell what you produce on site, the sales area has a gross floor area of less than 75 square metres and you can provide safe access and off-street parking for customers. You will need to meet the requirements of Council Development Control Plan 1 - Farm Gate Sales and obtain development approval from Council.

CAN I OPERATE A CAFÉ OR TEA ROOM AS PART OF MY BUSINESS?

Possibly... It will depend on what you produce and what your land is zoned for. Please discuss your proposal with Council.



