

Agritourism Planning Glossary

WORD	DEFINITION
Agritourism	Tourism-related experience or product that connects agricultural products, people or places, with visitors to a farm.
Farm gate premises	Visitors interact with produce from the farm, such as fruit picking, sales, tastings, workshops and cafes.
Farm experience premises	Visitors can experience life on a farm including tours, horse riding, weddings, functions and retreats.
Farm stay accommodation	Visitors can stay in buildings or moveable dwellings, including tents and caravans, on a farm.
<u>Complying development</u>	<p>Complying development is a combined planning and construction approval for straightforward development that can be determined through a fast-track assessment by a council or an accredited certifier. This now includes a range of agritourism uses.</p> <p>Development that is specified in a complying development code that meets the standards specified for that development and that complies with the requirements of a complying development under the <u>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</u>.</p>
<u>Exempt development</u>	<p>Very low impact development that can be done for certain residential, commercial and industrial properties, under the NSW Planning reforms, this now includes some agritourism uses.</p> <p>As long as the proposed works meet all of the development standards (identified in the <u>State Policy</u> for exempt), that is the development:</p> <ul style="list-style-type: none"> • is specified in an exempt development code • meets the standard specified for the development, and • complies with the required for exempt development <p>approval may not be needed.</p>
<u>Standard Instrument</u>	<p>This refers to the Standard Instrument (Local Environmental Plans) Amendment (Agritourism) Order 2022 under the Environmental Planning and Assessment Act 1979.</p> <p>The state government legislation which sets out the standard for preparing local environmental plans (LEPs) includes a Dictionary of standard definitions relating to land uses and other terms relevant to the interpretation and application of LEPs.</p>

WORD	DEFINITION
State Environmental Planning Policies (SEPP)	<p>State and local planning legislation and policies set the rules that control what development can occur on land in NSW. It forms part of the strategic planning framework for NSW, which aims to create alignment between planning priorities at a state and regional or district level.</p> <p>State environmental planning policies (SEPPs) apply across the state.</p>
Local Environmental Plan (LEP)	<p>Local environmental plans (LEPs) set planning rules for each local government area.</p> <p>They provide a local statutory framework that guides planning decisions for local government areas through zoning and development controls to ensure that development is done appropriately.</p> <p>They are guided by the Standard Instrument and the SEPP.</p>
Development Control Plan (DCP)	<p>A Development Control Plan provides detailed planning and design guidelines to support the planning controls in the LEP. It may contain a range of measures such as planning principles, objectives and controls for buildings, landscaping, drainage and car parking.</p>
Zoning	<p>Zoning determines how land can be used (for example, for housing, industry, or recreation). In addition to development standard, agritourism and farmstay accommodation can only be carried out as an exempt or complying development on land zoned in the LEP as:</p> <ul style="list-style-type: none"> ● RU1 (Primary Production) ● RU2 (Rural Landscape) ● RU4 (Primary Production Small Lots).

For more information, refer to the [NSW Planning and Environment Agritourism Planning changes page](#) or view the QR code.



Local Zoning

ZONING	KIAMA	SHELLHARBOUR	SHOALHAVEN	WINGECARRIBEE	WOLLONGONG
Rural Zones					
RU1 Primary Production	✓	✓	✓	✓	✓
RU2 Rural Landscape	✓	✓	✓	✓	✓
RU3 Forestry			✓	✓	
RU4 Primary Production Small Lots			✓	✓	✓
RU5 Village			✓		
RU6 Transition		✓			
Conservation Zones					
C1 National Parks and Nature Reserves	✓	✓	✓	✓	✓
C2 Environmental Conservation	✓	✓	✓	✓	✓
C3 Environmental Management	✓	✓	✓	✓	✓
C4 Environmental Living		✓	✓	✓	✓
Special Purpose Zones					
SP1 Special Activities		✓	✓	✓	✓
SP2 Infrastructure	✓	✓	✓	✓	✓
SP3 Tourist			✓	✓	✓