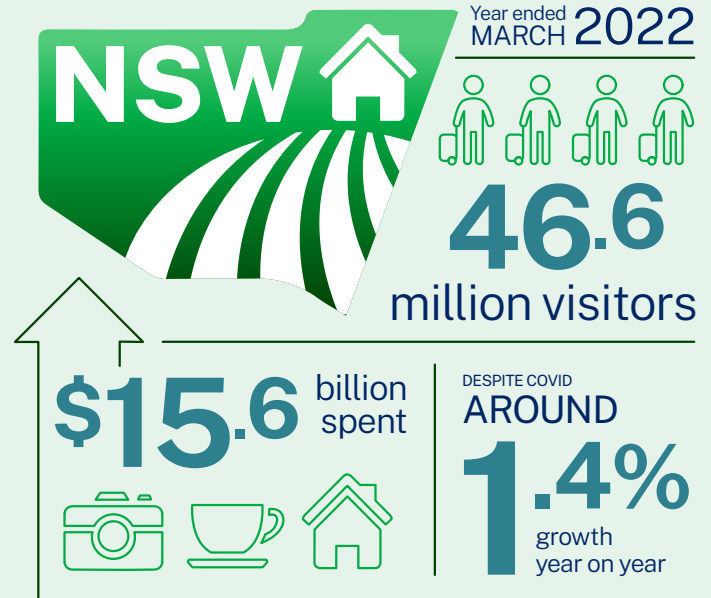


Agritourism

The NSW government is making it easier for farmers to use their land for tourism activities such as farm experiences, cellar doors and farm stay accommodation.

Regional tourism*

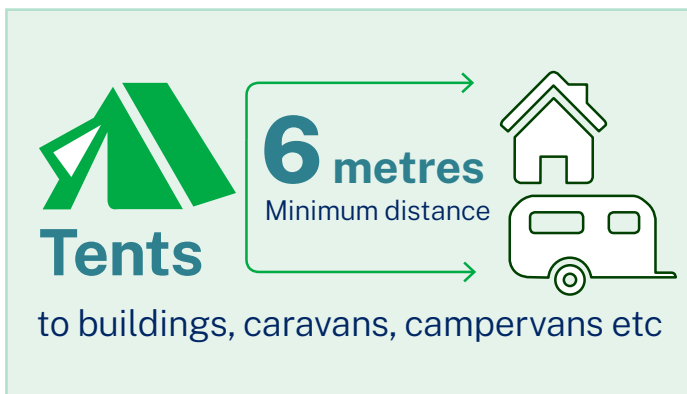


If you meet requirements under the exempt and complying development pathways, here's five ways you can use your farm for new business ventures.

1. Camping on your farm

You can host campers on your farm without planning or building approval if you meet certain requirements, including:

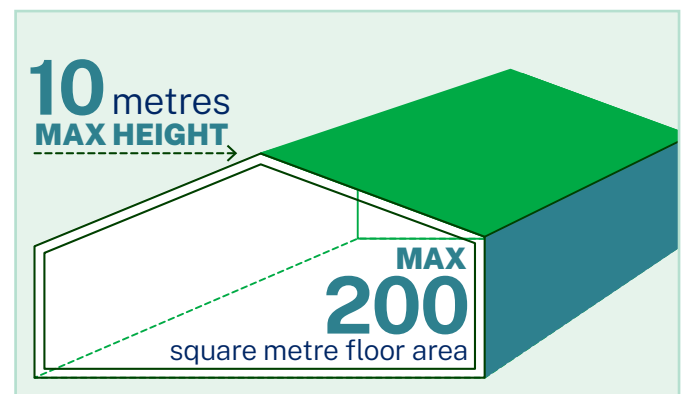
- Tents are 6 metres from any building, caravan, annex or campervan
- You host up to 20 people at any one time, for up to 21 days for each visit
- Your farm is at least 15 hectares.



2. Fast track new buildings on your farm

You can build a new structure to sell produce from your farm through a fast-track approval if you meet certain requirements, including:

- The building is up to 200sqm and up to 7m or 10m in height, depending on your property size
- It is set back from certain neighbouring agricultural uses
- There is a maximum of 100 visitors at any one time.

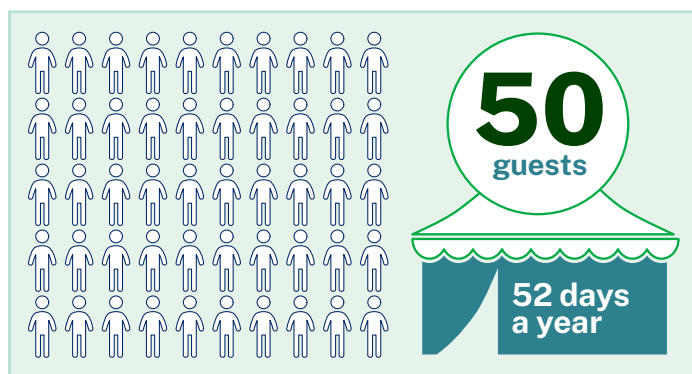


* Statistics source: Destination NSW, Regional NSW Visitor Profile, year ended March 2022.

3. Give visitors a rural experience

You can host events such as tours, weddings, conferences and other functions. To do this, you must meet certain requirements, including:

- Events (except tours, school visits and horse riding tours) must have a maximum 50 people, 52 days a year
- Events must take place during specific times – 8.00am to 6.00pm Sundays to Thursdays and public holidays and 8.00am to midnight Fridays and Saturdays
- Neighbours are given at least one week's notice before the use commences.



4. Run a small farm gate business

You can use an existing building on your farm to set up a business such as a store, café, or tastings and workshops to highlight your land's produce. To do this, you must meet certain requirements, including:

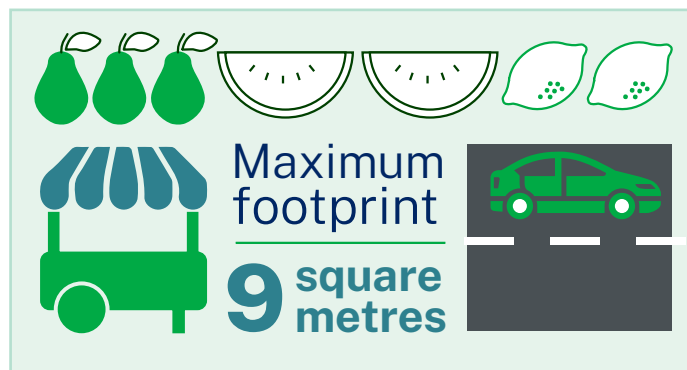
- Use up to 200sqm of the building
- Operate during 8.00am to 5.00pm Sundays to Fridays or public holidays, and 7.00am to 5.00pm on Saturdays
- Host a maximum of 100 visitors at a time
- Parking is provided on your property.



5. Build a roadside stall

You can build a roadside stall on your farm without planning or building approval if you meet certain development standards, including:

- Your stall has a maximum footprint of 9 square metres
- It's located on your property
- It's not adjacent to a freeway, highway or tollway
- There's room for customer parking.



These changes will come into effect across NSW on 1 December 2022.

If you don't meet the requirements for exempt and complying development, talk to your local council about lodging a development application.

Read the [full list of requirements](#) for how to set up a new business on your farm.

© NSW Government Department of Planning and Environment. The information contained in this publication is based on knowledge and understanding at the time of writing (October 2022). The publisher takes no responsibility or liability, for the accuracy, currency, reliability or correctness of any information included in the document. Readers should make their own inquiries and rely on their own advice when making decisions related to material contained in this publication.