

# Building a Farm Shed?

You may be eligible for exempt Development!  
We can help expedite the process!

## Do I need to tell council?

- ✓ Yes! Notifying council ensures they are aware of the build, even if it doesn't need approval
- ✓ Even though you may have an exempt shed, you may need other approvals such as septic or wastewater for a toilet

**Tip:** Even if approval is not required; For insurance purposes, Its important that you still get building inspections completed to ensure your structure has been built to the engineering plans..



**Fernleigh**  
DRAFTING | COUNCIL SERVICES

## Peace of Mind!

- ✓ Provides you assurance if a neighbour questions council on the development
- ✓ Assurance that the structure isn't illegally built if you wish to sell your property in the future
- ✓ A compliance statement and plan set ready to hand to your builder!

## Exempt Farm Sheds

- ✓ Shed is 200m2 or less,
- ✓ Your property is zoned RU1-4, or RU6,
- ✓ Not building near your boundaries, roads or other structures?
- ✓ Not on environmentally sensitive land?
- ✓ Not building on a ridge line?
- ✓ Not doing extensive excavation?
- ✓ **You may be eligible for exempt development!**

## Exempt Review Package

- ✓ Site Measure\*
- ✓ Plan set drafted
  - ✓ Site plan
  - ✓ Floor plan
  - ✓ Elevations
  - ✓ Section
  - ✓ Natural ground heights
  - ✓ Stormwater plan
- ✓ Exempt Review Statement (Detailing compliance with Exempt Guidelines!)
- ✓ Declaration of development sent to council to notify of the exempt works
- ✓ Deal with any enquiries from council
- ✓ Obtain quotes for building inspections

From  
**\$1,199**  
Inc GST\*

## Exempt Development Pathway

1

### Site measure or Survey



We attend site to obtain measurements of existing structures on site, detail any existing stormwater items, determine excavation requirements.

Sometimes you may require a surveyor to attend (particularly if the site is flood affected). We organise it all for you.

2

### Draw plans



We draw the site specific plans up based on your suppliers design and our site assessment including any water or sewer services, vegetation, buildings to be removed, sediment plans, concept stormwater plans.

3

### Notify Council



Once the plans are completed we notify council that you are building an exempt structure, send them our report and plans as a notification.

4

### Start Construction



Once council is notified, we can provide all documentation to your trades and provide support for trades enquiries.

5

### Move in



Throughout the construction phase you will need to get inspections. Fernleigh work with the certifiers to allow you to move in and use your new shed, pool, deck or pergola.

Call Fernleigh today :

**02 7902 5111**

[admin@fernleighdrafting.com.au](mailto:admin@fernleighdrafting.com.au)

Scan QR to get your exempt package underway



• - CONDITIONS APPLY. NSW Price guide only. Submission to approving authority additional. Site visits available most areas. Call Fernleigh for more details. Exempt development not available for all projects. Your project has to meet all planning criteria associated with your property to be able to achieve Exempt Development. Certifiers are working independently of Fernleigh Eaglesham Pty Ltd. Building certificates - Illegally built structures require a **Building information certificate** application to council to obtain final approval. Cost to submit to council and Certification costs and council fees not included. Prices valid 90 Days from 1<sup>st</sup> of July, 2023