



FARM STAY GUIDE

A Practical Guide for NSW Farm Owners Considering an 'Unearthed Cabin'

ABOUT UNEARTHED CABINS

-  NSW-compliant
-  Class 1A certified
-  Sustainable, energy-efficient design
-  Built for rural Australia



INTRODUCTION

Why Farm Stays Are Booming in Regional NSW

*Farm stays are one of the **fastest-growing accommodation sectors** in regional NSW.*

Travellers are actively seeking:

- Authentic rural experiences
- Family-friendly escapes
- Hands-on farm activities
- Unique stays that feel personal, not commercial

For farm owners, this creates a **powerful opportunity** to:

- Diversify income
- Utilise existing land and infrastructure
- Share the farm lifestyle on your terms

An **Unearthed Cabin** allows you to do this **without disrupting farm operations** or committing to large-scale development.

WHAT FARM OWNERS NEED TO KNOW FIRST

1. Planning & Approvals (NSW)

Unearthed Cabins are:

- **Class 1A certified dwellings**
- Designed for **permanent placement**
- Suitable for council-approved farm stay or tourist accommodation (subject to zoning)

We assist with:

- Siting advice
- Planning pathways
- BASIX & NatHERS energy requirements
- Council and consultant coordination

(This removes the guesswork for farm owners.)

2. Location on the Farm

A successful farm stay cabin typically:

- Is separated from the main farmhouse for privacy
- Has scenic outlooks (paddocks, hills, dams, bushland)
- Allows safe access for guests without interfering with stock or machinery

Cabins can be positioned:

- Near existing sheds or tree lines
 - On unused paddocks or elevated ridges
 - With minimal ground disturbance
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3. Services & Infrastructure

Unearthed Cabins can be:

- **Grid-connected**, or
- **Fully off-grid** (solar, water tanks, wastewater solutions)

This gives flexibility for:

- Remote locations
 - Reducing setup costs
 - Long-term sustainability
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WHY UNEARTHED CABINS (NOT TINY HOMES OR TRAILERS)

Unearthed Cabins vs Tiny Homes / Transportable

Unearthed Cabins	Tiny Homes / Trailers
Class 1A certified	Often non-compliant
Council-approved	Frequently refused
Insurable & financeable	Insurance issues
Permanent dwelling	Classified as temporary
Strong resale value	Limited resale
Guest confidence	Guest hesitation

For farm owners, this means:

- Fewer approval headaches
 - Less risk
 - A legitimate, bankable asset on your land
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WHAT'S IN IT FOR THE FARM OWNER?

1. Diversified Income Stream

Farm stays:

- Reduce reliance on seasonal farming income
- Provide steady cash flow
- Can operate year-round

2. Low Labour Commitment

Unlike traditional tourism:

- No daily staff required
- Cleaning can be outsourced
- Self-check-in systems are common

3. Add Value to Your Land

A council-approved cabin:

- Improves property value
 - Creates a future secondary dwelling
 - Can later be repurposed (family, staff, retirement)
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POTENTIAL INCOME – REGIONAL NSW

Indicative only – varies by location, season & offering

- Average nightly rate: **\$220 – \$380 per night**
- Peak periods (school holidays / long weekends): **\$400+ per night**
- Estimated annual gross income:
\$45,000 – \$85,000+ per cabin

Farm stays with:

- Unique experiences
- Animals
- Family-friendly activities

→ *consistently outperform generic accommodation.*



WHAT FARM OWNERS CAN OFFER GUESTS

Authentic Experiences Guests Actively Seek

Farm stays succeed because they offer **what cities can't**.

Examples include:

Farm Life & Animals

- Feeding chooks
- Collecting eggs
- Goats, sheep, alpacas or calves
- Animal patting for children



Hands-On Farm Experiences

- Milking a cow
- Bottle-feeding lambs
- Learning about regenerative farming
- Seasonal activities (harvest, shearing, mustering*)

(All offered safely and at your discretion.)



Farm Food & Produce

- Farm-grown meat, vegetables or eggs
- Homemade bread, preserves or honey
- Optional breakfast hampers
- Seasonal produce boxes



Nature & Lifestyle

- Campfires
- Stargazing
- Walking paddocks or creek lines
- Quiet, unplugged stays

WHY GUESTS LOVE UNEARTHED CABINS ON FARMS

- Warm, modern, comfortable accommodation
- A genuine farm experience (not staged tourism)
- Family-friendly and educational
- Private, peaceful, and memorable

This leads to:

- Strong reviews
 - Repeat bookings
 - Word-of-mouth referrals
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THE UNEARTHED CABINS ADVANTAGE

We provide:

- Thoughtfully designed cabins for rural settings
- Planning and approval support
- Energy-efficient, durable construction
- Designs that complement the land, not dominate it

Our cabins are built to:

- Suit farms
 - Withstand regional conditions
 - Create long-term value
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IS A FARM STAY RIGHT FOR YOUR PROPERTY?

A farm stay may suit you if:

- You have underutilised land
 - You want additional income without expanding farming operations
 - You value low-risk, compliant development
 - You enjoy sharing farm life (at your level of involvement)
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NEXT STEPS

1. Review your property's potential
 2. Discuss planning pathways
 3. Choose a cabin size & style
 4. Position, approve, build, and welcome guests
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All our cabins are Class 1A Buildings and 7-Star Certified