

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

under the

Environmental Planning and Assessment Act 1979

Subdivision 9 Cabanas, cubby houses, ferneries, garden sheds, gazebos and greenhouses

2.17 Specified development

The construction or installation of a cabana, cubby house, fernery, garden shed, gazebo or greenhouse is development specified for this code if it is not constructed or installed on or in, or in relation to, a heritage item or a draft heritage item.

2.18 Development standards

(1) The standards specified for that development are that the development must:

- (a) (Repealed)
- (b) not have a floor area of more than:
 - (i) on land in Zone RU1, RU2, RU3, RU4 or R5 — 50m², or
 - (ii) on land in any other zone — 20m², and
- (c) be not higher than 3m above ground level (existing), and
- (d) be located at least 900mm from each lot boundary, and
- (e) if it is not on land in Zone RU1, RU2, RU3 or RU4 — be located behind the building line of any road frontage, and
- (f) not be a shipping container, and
- (g) be constructed or installed so that roofwater is disposed of without causing a nuisance to adjoining owners, and
- (h) to the extent it is comprised of metal components—be constructed of low reflective, factory pre-coloured materials if it is located on land in a residential zone, and
- (i) if it is located on bush fire prone land and is less than 5m from a dwelling—be constructed of non-combustible material, and
- (j) if it is constructed or installed in a heritage conservation area or a draft heritage conservation area—be located in the rear yard, and
- (k) if it is located adjacent to another building—be located so that it does not interfere with the entry to, or exit from, or the fire safety measures contained within, that building.

(2) There must not be more than 2 developments per lot.