



New South Wales

On the 27 February 2009 *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (the Codes SEPP), which has state-wide application commenced. This new Codes SEPP contains exempt development types and complying development types for certain types of development.

Garden sheds that comply with certain guidelines are considered exempt developments. These guidelines are as follows.

To be exempt development the development must not be carried out on land that is an environmentally sensitive area.

You don't need permission from council to build or install cabanas, cubby houses, ferneries, garden sheds, gazebos and greenhouses if:

- There are no more than 2 per lot.
- If it is on land in rural zones RU1, RU2, RU3, RU4 and R5 – be no larger than 50sqm.
- If it is on land in all other zones - no larger than 20sqm.
- It is no higher than 3m above the ground level.
- If it is on land in rural zones RU1, RU2, RU3 and RU4 - be located behind the building line of any road frontage.
- It is set back a minimum of 900mm from each boundary.
- It is located in the back yard if your property is in a heritage conservation area or a draft heritage conservation area.
- 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 within, that building.
- It cannot be a shipping container.
- The disposal of any roof water must not cause a nuisance to adjoining owners.
- In residential zones, any metal parts of the structure are to be low reflective, factory pre coloured materials.
- If your property is bushfire prone land and the structure is going to be located less than 5m from your house or a neighbours house the structure must be constructed of non combustible materials.