

## Explanation of Intended Effect

### **Proposal to amend *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* to include new exempt and complying development controls for rural and regional NSW**

## **Part 1**

### **Introduction**

This Explanation of Intended Effect outlines the current proposed amendment to the State policy for exempt and complying development, which is contained in *State Environmental Planning Policy (Exempt and Complying Development) 2008* (the Policy).

The proposed amendment will see the introduction of a new 'Inland Code' which is intended to apply to all local government areas located west of the Great Dividing Range, as detailed in the map in **Figure 1**.



Figure 1 – Proposed area of application for the Inland Code.

The proposed amendment is intended to reduce the complexity of the Policy as it applies to rural and regional NSW and ensure that the resulting residential development controls recognise and respond to the differences in built form between metropolitan and rural and regional NSW.

The proposed changes mean that the existing General Housing Code and Rural Housing Code will no longer apply in the local government areas covered by the Inland Code. A detailed explanation of the proposed amendments is provided in **Part 2**.

In addition to the proposed Inland Code, it is proposed to make amendments to the General Exempt Development Code which will apply to rural lots State-wide. These amendments will ensure that low impact development to support agricultural activities on rural zoned land can be undertaken without planning or building approval if applicable pre-determined development standards can be met. These activities include the erection of farm buildings, grain storage bunkers and silos. **Part 3** provides a detailed summary of the proposed amendments to the General Exempt Development Code.

### **The State Policy for exempt and complying development**

The Policy sets a consistent State-wide approach for development that does not require planning or building approval (exempt development) and fast-tracked development consents (complying development).

In 2013-14 complying development approvals constituted 29 per cent of all development approvals in NSW. In total 24,814 developments were approved via the streamlined complying development process, saving time and money for families and business owners. The value of complying developments in 2013/2014 equated to \$4.4 billion.

The time savings of complying development are also of great benefit to home owners and businesses. Residential complying development can be approved within 14 days and even faster for commercial and industrial development.

The State-wide controls are reviewed regularly to ensure that the standards for exempt and complying development continue to be low impact and effective in reducing red tape, reducing costs, and reducing delays for homes owners and businesses.

### **Objectives and intended outcomes**

The draft Inland Code is proposed to fit within the existing hierarchy of the State policy for exempt and complying development and will be subject to the existing land based exclusions and general requirements that apply to both the existing General Housing and Rural Housing Codes. The definitions contained within the Policy will also continue to apply to the Inland Code.

Consistent with the Department's review of the General Housing Code, it is proposed that the draft Inland Code will also be written using plain English and structured in an easier to use format with explanatory diagrams to assist with interpretation.

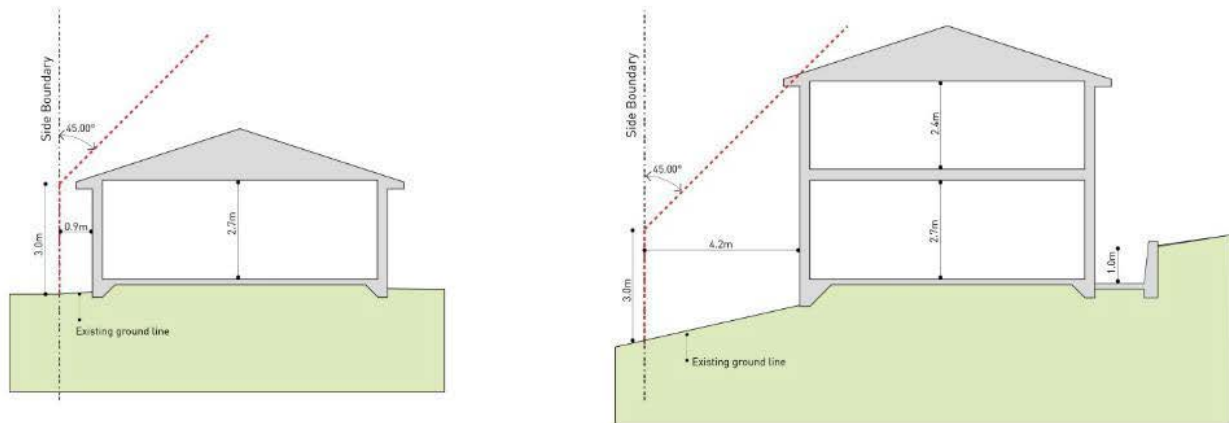


Figure 2 – Example of how diagrams can assist with interpretation of development standards

### Summary of key amendments:

- The existing General and Rural Housing Code provisions will be combined and simplified in a single Inland Code for complying development. This means dwelling houses and attached ancillary development, outbuildings, detached studios and farm buildings will now be permitted under the Inland Code. In local government areas located west of the Great Dividing Range the existing General and Rural Housing Code will no longer apply.
- The site coverage, articulation zone and principal open space development standards will no longer apply to development under the Inland Code.
- Gross floor area, landscaped area and setbacks will be the principle controls for determining the area which can be built upon.
- Setback clauses will be simplified in order to better reflect the prevailing single storey built form.
- Built to boundary setbacks will no longer apply to dwelling houses.
- The range and scale of farm buildings which are able to be erected under the existing General Exempt Development Code is to be expanded for all rural land in NSW.
- The size and scale of farm buildings are to be determined by the size of a total land holding, as opposed to a single lot.

## Part 2

### Proposed complying development standards for the Inland Code

The following table provides a summary of the key development standards that will apply to development under the proposed Inland Code.

Note: A number of existing development standards that provide further clarity and direction on matters such as exceptions to setbacks and calculating lot area are proposed to be retained. Other detailed requirements of the existing Policy such as requirements for drainage, protection of adjoining walls, and when separate permits for the removal of trees are required are also intended to be retained in the proposed Inland Code.

The following development standards are applicable to dwelling houses, ancillary development and outbuildings (excluding farm buildings).		Key changes and rationale
Lot requirements	<p><b>Minimum lot size</b></p> <ul style="list-style-type: none"><li>The minimum lot size for the erection of a new single storey, or two storey dwelling house, ancillary development and outbuildings in Zones R1, R2, R3, R4 and RU5 is 200m<sup>2</sup>.</li><li>The minimum lot size for the erection of a new single storey, or two storey dwelling houses, ancillary development and outbuildings in Zones RU1, RU2, RU3, RU4 and RU5 must meet the minimum lot size for the erection of a dwelling house under the environmental planning instrument applying to the lot.</li></ul> <p><b>Other requirements</b></p> <p>Other relevant general requirements and exclusions under the existing General and Rural Housing Codes will continue to apply. For example:</p> <ul style="list-style-type: none"><li>minimum dimensions for battle-axe lots;</li><li>lawful access to a public road; and</li><li>prohibitions on the erection of roof terraces.</li></ul>	<p>On land zoned for residential uses it is considered that a 200m<sup>2</sup> lot is appropriate. This is consistent with the existing General Housing Code.</p> <p>There will also no longer be a minimum lot size of 4,000m<sup>2</sup> for lots in Rural zones.</p> <p>However, to maintain the integrity of councils strategic planning and desired residential character of larger lots on the urban fringe and rural areas it is proposed that the requirement to meet the minimum lot size requirements of the applicable LEP from the existing Rural Housing Code will apply.</p>

<b>Maximum gross floor area</b>	<b>Lot Area</b>  200 – 400m <sup>2</sup> >400 – 700m <sup>2</sup> >700 – 1000m <sup>2</sup> >1000m <sup>2</sup>	<b>% Max GFA</b>  75% 65% 50% 500m <sup>2</sup>	<p>A gross floor area (GFA) development standard will be introduced. This development standard will replace the existing development standards for floor area and site coverage.</p> <p>A GFA development standard is necessary to effectively control the bulk and scale of single and two storey dwelling houses.</p> <p>To ensure that a reasonably sized dwelling house can be built on different sized lots the GFA of all development on a lot (except for farm buildings) will be determined on a sliding scale, represented in a table that is simple and easy to understand.</p> <p>The current definition of GFA from the Standard Instrument LEP will apply to development under the Inland Code.</p>
<b>Minimum landscaped area</b>	<b>Lot Area</b>  200 – 400m <sup>2</sup> >400 – 700m <sup>2</sup> >700 – 1000m <sup>2</sup> >1000 - 1500m <sup>2</sup> >1500m <sup>2</sup>	<b>% Minimum required landscaped area</b>  15% 25% 35% 40% 60%	<p>A landscaped area is a part of a site used for growing plants, grasses and trees.</p> <p>It is necessary to maintain a landscaped area control as it is the only development standard that is effective in ensuring that there is an area of the site which is left unbuilt upon.</p> <p>The required minimum landscaped area will be determined on a sliding scale.</p>
<b>Minimum landscaped area required forward of the building line</b>	<b>Lot width</b>  <18m >18m	<b>% of area forward of building line</b>  25% 50%	<p>A minimum landscaped area forward of the building line is required to ensure that complying development makes a positive contribution to the streetscape.</p>

<b>Earthworks and structural support</b>	<p>The development standards for excavation fill and associated retaining walls and structural support are proposed to be consistent with those within the existing General Housing Code.</p> <p>The development standards are summarised below:</p> <p><b>Fill</b></p> <ul style="list-style-type: none"><li>• Fill within the building footprint is unlimited</li><li>• Maximum fill outside the building footprint is:</li></ul> <table><tr><th>Distance from boundary</th><th>Maximum fill depth</th></tr><tr><td>0-1m</td><td>0.6m</td></tr><tr><td>&gt;1m</td><td>1m</td></tr></table> <p><b>Excavation</b></p> <ul style="list-style-type: none"><li>• Maximum excavation is as follows:</li></ul> <table><tr><th>Distance from boundary</th><th>Maximum fill depth</th></tr><tr><td>0-1m</td><td>1m</td></tr><tr><td>&gt;1m – 1.5m</td><td>2m</td></tr><tr><td>&gt;1.5m</td><td>3m</td></tr></table> <p><b>Retaining walls and structural support</b></p> <p>Support for earthworks must take the form of a retaining wall or other structural support such as an embankment.</p>	Distance from boundary	Maximum fill depth	0-1m	0.6m	>1m	1m	Distance from boundary	Maximum fill depth	0-1m	1m	>1m – 1.5m	2m	>1.5m	3m	<p>The development standards for earthworks and structural support within the General Housing Code are currently under review as part of the housekeeping amendment.</p> <p>The proposed development standards have been developed in consultation with industry and are designed to ensure that there is sufficient flexibility for home builders to respond to the topography of any given site, while minimising the privacy impacts that could occur from raising the height of the land in close proximity to boundaries.</p>
Distance from boundary	Maximum fill depth															
0-1m	0.6m															
>1m	1m															
Distance from boundary	Maximum fill depth															
0-1m	1m															
>1m – 1.5m	2m															
>1.5m	3m															

The following development standards are applicable to dwelling houses and ancillary development (excluding outbuildings or farm buildings)		Rationale
<b>Maximum height</b>	8.5m / Maximum of two storeys	<p>A maximum height of 8.5m for a dwelling house is consistent with the existing General Housing Code and is also consistent with many DCPs.</p> <p>A height of 8.5m is considered to provide enough flexibility in design to accommodate a two storey dwelling house even on sloping sites.</p> <p>To maintain simplicity the current maximum height that applies to a dwelling house on R5 lots which exceed 4ha and rural zoned land has been decreased from 10m to 8.5m.</p>
<b>Additional height requirements for land zoned RU1, RU2, RU3, RU4 RU5 and RU6.</b>	For lots on more than 4ha the highest point of a structure must be at least 5m below the highest ridgeline of any hill within 100m of a building, where the topography in that distance has a change in level of more than 20m.	<p>On rural zoned land maintaining the character of the landscape is often a key objective of the zone, as well as a head of consideration for a merit assessed development application.</p> <p>It is best practice to maintain visual character by not allowing dwelling houses to be located on top of dominant ridgelines.</p> <p>Whilst there is an existing control which addresses this within the existing Rural Housing Code it has been difficult to apply as there was no definition of ridgeline.</p> <p>The additional slope criteria will assist in determining where this standard is applicable. It is also proposed to include a diagram to assist.</p>





<p><b>Minimum required setbacks from side boundaries.</b></p>	<p><b>For lots in R1, R2, R3 R4 and RU5 zones</b></p> <p>0.9m and, a 45° building envelope measured from a height of 3.0m at the side boundary.</p> <p><b>For lots in R5 &amp; RU1, RU2, RU3 and RU4 zones</b></p> <p>Lot area &lt;4000m<sup>2</sup>                      2.5m</p> <p>Lot area &gt;4000m<sup>2</sup>                      10m</p>	<p>For lots in R1, R2, R3, R4 and RU5 zones the side setbacks standard will be simplified by removing bands based on lot width.</p> <p>A 0.9m setback is consistent with inland council DCPs, while the building envelope control will ensure that where a second storey is proposed, the resulting development will need to be setback closer to 2m in order for it to fit within the building envelope.</p> <p>While 2 storey dwelling houses are less common in regional and rural NSW there remains a need to minimise potential privacy and overshadowing impacts where a second storey is proposed in close proximity to other dwelling houses.</p> <p>On R5 large lots and rural zoned land where the lot is less than 4000m<sup>2</sup> a consistent 2.5m setback from the side boundary will apply. On R5 large lots and rural zoned land where the lot is at least 4000m<sup>2</sup> a consistent 10m setback will apply. There is no further building envelope control to consider.</p>
<p><b>Minimum required setback from rear boundaries</b></p>	<p>Lot area &lt;4000m<sup>2</sup></p> <p>3m for any part of a building up to 4.5m 8m for any part of a building above 4.5m</p>	<p>The minimum required rear boundary setback for lots below 4000m<sup>2</sup> is 3m. However in order to minimise overshadowing and privacy impacts in urban zoned land a greater setback will be required for any part of a building with a height above 4.5m.</p>



<b>Privacy controls</b>	<p>The following provides a summary of the proposed controls to address privacy under the Inland Code:</p> <p><b>Setbacks and maximum floor area of balconies, decks, patios, terraces and verandahs</b></p> <p>Maximum height of the floor level is set out in the table below:</p> <table><tr><td><b>Setback from the boundary</b></td><td><b>Maximum floor level</b></td></tr><tr><td>Less than 3m</td><td>2m</td></tr><tr><td>More than 3m-6m</td><td>3m</td></tr><tr><td>More than 6m</td><td>4m</td></tr></table> <p>The total floor area of all attached side or rear balconies, decks, patios, terraces and verandahs must not be more than 12m<sup>2</sup> if:</p> <ul style="list-style-type: none"><li>• it is located within 6m from a side or rear boundary; and</li><li>• has a finished floor level of more than 2m above ground level (existing).</li></ul> <p><b>Privacy Screens</b></p> <p>Privacy screening to balconies and windows with a sill height of more than 1.5m IS required if:</p> <ul style="list-style-type: none"><li>• the finished floor level is more than 1m above ground; and</li><li>• the setback from a side or rear boundary is less than 3m; or</li><li>• the finished floor level is more than 3m above ground; and</li><li>• the setback from a side or rear boundary is less than 6m.</li></ul>	<b>Setback from the boundary</b>	<b>Maximum floor level</b>	Less than 3m	2m	More than 3m-6m	3m	More than 6m	4m	<p>The suite of privacy controls contained will be consistent with those in the existing General and Rural Housing Codes.</p> <p>It is necessary for the Inland Code to continue to address protect the privacy of adjoining neighbours in cases where dwelling houses are built in close proximity to the boundary.</p> <p>These controls will generally only be applicable to two storey dwelling houses and elevated decks which can impact on neighbouring properties. They are unlikely to apply to single storey dwelling houses or houses on larger lots.</p>
<b>Setback from the boundary</b>	<b>Maximum floor level</b>									
Less than 3m	2m									
More than 3m-6m	3m									
More than 6m	4m									

The following development standards are applicable to outbuildings (including detached studios, but not including farm buildings).		Key changes and rationale
<b>Maximum gross floor area</b>	10% of lot area or 100m <sup>2</sup> , whichever is the lesser.	While an outbuilding is included in the overall GFA control which applies across the site it is appropriate to ensure that there is also a maximum GFA limit for outbuildings such as sheds and garages are subordinate to the dwelling house.
<b>Maximum gross floor area for detached studios</b>	35m <sup>2</sup>	A detached studio is not intended to be capable of be utilised as a separate dwelling. For this reason a maximum GFA of 35m <sup>2</sup> consistent with the General Housing Code is to be applied. This is considered sufficient for use as a home office, rumpus room or similar.
<b>Maximum height of outbuildings</b>	4.5m	The maximum height for outbuildings has been set as 4.5m.  A small reduction from 4.8m means that the setbacks for buildings above 4.5m need not apply to outbuildings.
<b>Minimum required Setback from roads</b>	Behind building line of dwelling house.	All outbuildings and detached studios are required to be located behind the building line of the dwelling house.
<b>Minimum required side and rear setbacks</b>	0.9m, or  If masonry construction – 0m and 45° building envelope measured at a height of 3.0m at the side boundary.  <b>Note:</b> relevant additional development standards relating to the length and height of built to boundary walls consistent with the existing General Housing Code will also be included.	It is proposed that minimum required setback for outbuildings will be 0.9m. However the opportunity to build on the boundary will apply if the outbuilding is of masonry construction and fits within the proposed building envelope.  The built to boundary development setbacks will also be supported by additional requirements that prevent windows from being installed in built to boundary walls.

<b>Privacy controls</b>	Privacy controls are proposed to be consistent with the requirements for dwelling houses.	The erection of detached studios in close proximity to the boundary has the potential to impact privacy in the same way as a dwelling house. For this reason the privacy requirements are considered appropriate considerations.
<b>The following development standards only apply to swimming pools</b>		
<b>Setback to road</b>	Behind building line of dwelling house.	The development standards applicable to swimming pools are consistent with those within the existing General and Rural Housing Codes, with the exception of further guidance on satisfying the development standards for pool pumps. It is not considered necessary to tailor these requirements for the Inland Code.
<b>Setback to side or rear boundary</b>	Pool water line – 1m	
<b>Max height of decking adjacent pool above ground level (existing)</b>	600mm	
<b>Max height of pool coping above ground level (existing)</b>	1.4m above ground level (existing), or 300mm wide if the coping is more than 600mm above ground level (existing).	
<b>Pump</b>	Located in a soundproofed enclosure, or comply with Table A3.1 EPA guide for default noise levels for noisy domestic equipment in <i>Noise Guide for Local Government 2013</i> published by NSW EPA.	
<b>Water discharge</b>	Water from a swimming pool must be discharged in accordance with an approval under the Local Government Act 1993 if the lot is not connected to a sewer main.	

The following development standards apply to farm buildings if proposed as complying development. Note: Farm sheds up to 500m <sup>2</sup> can be erected as exempt development – see Part 3).		Key changes and rationale
<b>Permissible land use zone</b>	RU1, RU2, RU3, RU4	Farm buildings are required to be ancillary to the agricultural use of a landholding. For this reason farm buildings are restricted to rural zones.
<b>Maximum height of building</b>	Land holding <4ha – 7m Land holding >4ha – 12m	A maximum height limit of 7m is considered appropriate on smaller land holdings as the scale would be more consistent with other outbuildings on the site.  However for larger land holding an increased height limit of 12m applies. This is considered sufficient to accommodate even the largest off the shelf' products and farm equipment.  <b>Note:</b> a single landholding may contain more than one lot in the same ownership
<b>Maximum gross floor area</b>	Land holding <4ha – 2.5% land holding Land holding >4ha – 2,500m <sup>2</sup>	Consistent with a height limit of 4.5m it is considered appropriate to limit farm buildings to 2.5% of the size of a land holding smaller than 4ha. However for larger lots a flat maximum limit of 2,500m <sup>2</sup> is permitted.
<b>Setbacks</b>	Boundary with a road                      20m Side and rear boundary                      10m From water body (natural)                      50m	The setbacks for farm buildings are consistent with the existing exempt development standards and are proposed to be retained for both exempt and complying development.
<b>Earthworks and structural support</b>	Earthworks and structural support are proposed to be consistent with the requirements for dwelling houses.	It is considered that the existing provisions for earthworks and structural support remain suitable for the erection of farm buildings as complying development.

## Part 2 (continued)

The following table outlines the key development standards that will no longer apply under the Inland Code

The following development standards will no longer apply to development under the Inland Code		Rationale
<b>Site coverage</b>	The existing site coverage development standard will be removed.	The site coverage development standards are proposed to be removed from the development standards. This is because the combination of gross floor area and landscaped area controls are sufficient to control the bulk and scale of buildings and ensure there is sufficient land that is left un-built upon.
<b>Articulation Zone</b>	<p>The existing articulation zone will be removed.</p> <p><b>Note:</b> dwelling houses will still need to comply with other existing articulation requirements such as including a window and a door to a habitable room.</p>	<p>It has been proposed to remove the existing articulation zone as the minimum setback of 4.5m does not allow enough room to comfortably accommodate this articulation within the regional streetscape.</p> <p>The articulation zone allowance has also been identified as confusing. Therefore its removal will further contribute to simplifying the Inland Code.</p>
<b>Principal private open space</b>	The existing requirement for private open space will be removed.	<p>Housing trends and lifestyle changes in recent years has increased the market demand for usable outdoor spaces which is directly accessible from the living space of the dwelling house.</p> <p>As a result there it is not considered necessary to mandate this requirement for the purposes of obtaining a complying development certificate.</p>

## Part 3 Proposed amendments to the General Exempt Development Code

The following table outlines the key changes to the General Exempt Development Code. These proposed amendments are intended to provide increased flexibility for the erection of various farm buildings to support the agricultural activities on rural zoned land. Unlike the Inland Code, these amendments will apply State-wide.

Development type	Development Standards	Rationale
<b>Farm shed and outbuildings</b>  <b>New definition:</b> A farm shed and outbuilding is a type of farm building that consists of a shed or canopy and includes a hay shed, machinery shed, shearing shed, storage shed and outbuilding.	<b>Subdivision 16: Farm Shed and outbuildings</b>  <b>2.31 Specified Development</b> The construction or installation of a farm building used for the purpose of an agricultural activity and not used for habitable purposes is development specified for this code if it is: <ul style="list-style-type: none"> <li>constructed or installed on land in Zone RU1, RU2, RU3, RU4 or RU6; and</li> <li>not constructed or installed on or in a heritage item or a draft heritage item or in an environmentally sensitive area; and</li> <li>a class 10a structure under the Building Code of Australia.</li> </ul> <b>2.32 Development Standards</b> Maximum building height: <ul style="list-style-type: none"> <li>if the land has an area &gt;4ha – 12m;</li> <li>if the land has an area no more than 4ha – 4.5m.</li> </ul> Maximum gross floor area: <ul style="list-style-type: none"> <li>if the land has an area &gt;4ha – 500m<sup>2</sup>;</li> <li>if the land has an area no more than 4ha – 100m<sup>2</sup>.</li> </ul> Setbacks: <ul style="list-style-type: none"> <li>from road: 20m;</li> <li>from dwelling on adjoining lot: 50m;</li> <li>from side or rear boundary: 10m;</li> <li>from waterbody (natural): 50m.</li> </ul> Other requirements: <ul style="list-style-type: none"> <li>the structure must be designed by, and constructed in accordance with the specifications of, a professional engineer; and</li> <li>if the development is a shipping container, there must not be more than 1 shipping container per lot.</li> </ul>	<p>It is proposed to amend the exempt development to increase the flexibility of the existing farm buildings category.</p> <p>The definition of a farm building is very broad and includes open sheds, silos, tanks and outbuildings. Providing separate standards for the different types of farm building will ensure appropriate provisions are made that are appropriate for each type.</p> <p>The proposed development standards for farm sheds are designed to be consistent with recent amendments to Building Code for Australia. Under the BCA Different provisions with respect to fire safety will apply based on the number of storeys, frequency of occupation and number of occupants and floor area.</p> <p>The development standards have been designed to accommodate a farm shed or outbuilding that meets the requirements of the BCA, without triggering requirements relating to expert assessment such as complex fire safety systems.</p>



<p><b>Grain Storage Bunkers &amp; Silos</b></p>	<p><b>Subdivision 16: Grain Storage Bunkers &amp; Silos</b></p> <p><b>Specified Development</b>  The construction or installation of a grain storage bunker or silo is development specified for this code if it is:</p> <ul style="list-style-type: none"> <li>constructed or installed on land in Zone RU1, RU2, or RU6; and</li> <li>for private and non-commercial use; and</li> <li>ancillary to the use of the land for primary production.</li> </ul> <p><b>Development Standards</b>  Setbacks:</p> <ul style="list-style-type: none"> <li>from boundary with a road: 15m;</li> <li>from dwelling on adjoining lot: 100m;</li> <li>from side or rear boundary: 100m; and</li> <li>from waterbody (natural): 50m</li> </ul> <p>Maximum height of building</p> <ul style="list-style-type: none"> <li>15m</li> </ul> <p>Silos must comply with the following additional standards:</p> <ul style="list-style-type: none"> <li>must only be for the storage of grain; and</li> <li>must be constructed in accordance with <i>Safety Aspects In The Design Of Bulk Solids Containers Including Silos, Field Bins And Chaser Bins</i> published by Work Cover</li> </ul> <p>Grain storage bunkers must comply with the following additional standards:</p> <ul style="list-style-type: none"> <li>maximum footprint – 7000m<sup>2</sup>;</li> <li>maximum excavation – 3m;</li> <li>roof of bunker must be non-structural;</li> <li>any slabs and walls must be constructed in accordance with a professional engineer's specification; and</li> <li>stormwater – surface water flows should remain as existing.</li> </ul>	<p>The construction of private silos is becoming increasingly necessary due to the changes in the grain industry. Large grain corporations are no longer permitting the long term storage of grain in road side silos, and market fluctuations in grain prices make it attractive for the storage of grain to seek the best price.</p> <p>It is considered that separate development standards should be provided due to the different form of building, construction methodology and technical requirements that need to be applied to ensure that silos are constructed and operated in a manner that limits danger to life and property.</p>
<p><b>Stock holding yard</b></p> <p><b>New Definition:</b>  Private Stock holding yard includes a place or unroofed fenced</p>	<p><b>Specified Development</b></p> <p>The construction or installation of a stockyard is development specified for this code if it is:</p> <ul style="list-style-type: none"> <li>constructed or installed on land in Zone RU1, RU2, or RU6;and</li> <li>for private and non-commercial use; and</li> </ul>	<p>It is proposed to create new development standards for private stockyards.</p> <p>This provides a clear distinction between the requirements for sheds and stock areas.</p>

<p>area that may be used for the short-term storage and watering of stock but does not include a stock and sale yard.</p>	<ul style="list-style-type: none"> <li>• ancillary to the use of the land for primary production</li> </ul> <p><b>Development Standards</b></p> <p>Setbacks:</p> <ul style="list-style-type: none"> <li>• from boundary with a road: 10m;</li> <li>• from dwelling on adjoining lot: 200m;</li> <li>• from side or rear boundary: 10m; and</li> <li>• from waterbody (natural): 100m.</li> </ul> <p>Height:</p> <ul style="list-style-type: none"> <li>• maximum height of 4.5m</li> </ul>	
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