

Inland Code - Summary of Development Standards

Rural zones RU1, RU2, RU3, RU4 and RU6 - All Lot Types

October 2018

This Summary is intended as a guide to the development standards that apply to the following types of complying development on all lot types in zones RU1, RU2, RU3, RU4 and RU6:

- the construction of a new 1 or 2 storey dwelling house (excluding new dwelling houses on zone RU3);
- the construction of a new attached development; and
- alterations and additions to dwelling houses and attached development.

Important Notes

1. All relevant development standards in the Inland Code must be complied with.
2. Development standards under the Inland Code are determined by lot area, lot width or a combination of the two.
3. The area of the lot must not be less than that specified in an EPI, or 4,000m² if not specified (see clause 3D.10 (1)).
4. Only 1 dwelling house is permitted on the lot (excluding secondary dwellings).
5. Development standards for excavation, fill, retaining walls and structural supports, drainage, protected tree requirements and protection of adjoining walls associated with dwelling houses are provided in Division 8.
6. Development standards for dwelling houses on bush fire prone land and flood control lots are provided in clauses 3D.6 and 3D.7.
7. Development standards for land near the Siding Spring Observatory are provided in clause 3D.8.
8. The Summary Table below must be read with all relevant clauses in the Inland Code.
9. EPI = Environmental Planning Instrument. A reference to an EPI in the Inland Code will usually mean the council's Local Environmental Plan (LEP) that applies to the lot.
10. The Summary Table only applies to Part 3D Inland Code and does not apply to the Rural Housing Code or any other complying development codes.
11. Schedule 3 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* contains complying development variations.

Disclaimer: The information provided, including Summary Tables, is intended to be general information only and does not constitute professional advice and should not be relied upon as such. No liability is accepted for reliance on any information that is provided. You should seek independent professional advice and refer to the relevant legislation, including the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* before taking action.

For further information:

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Development Standards for all lot types

Clause	Built form development standards		
3D.3	Maximum no. storeys		2
3D.11	Maximum building height		10m Note. Clause 3D.11(2) provides building location requirements for the construction of a dwelling housing and any attached development on certain sloped land for lots greater than 4ha. These siting controls may influence the location and height of these buildings
3D.12 (1)	Minimum primary and secondary road setbacks ¹	Primary road (sealed) in zones RU1, RU2, RU3 and RU6	50m
		Primary road (sealed) in zone RU4	30m
		Secondary road (sealed)	10m
		Unsealed primary or secondary road	50m
3D.12 (3)	Minimum setback from classified road	If a classified road setback is specified in EPI	The greater of the relevant primary or secondary road setback (clause 3D.12 (1)) or the setback specified in another EPI or development control plan that applies to the land
		No setback specified in EPI or DCP	The relevant primary or secondary road setback (clause 3D.12 (1))
3D.14 (3)	Development to which road setbacks (clause 3D.12 (1) and (3) do not apply		Driveways, hard stand spaces, pathways, paving, retaining walls, and fences
3D.12 (4)	Minimum side setbacks ²		10m
3D.12 (5)	Minimum rear setback		15m

¹ If the lot is subject to proposed road widening, any road setbacks must be measured from the proposed boundary with the road. Refer to clause 3D.12 (2)

² Side setbacks only apply to a dwelling house; a carport or garage; a balcony, deck, patio, pergola, terrace or verandah; or a cabana, cubby house, garden shed, gazebo, fernery, greenhouse or shed.

Clause	Built form development standards	
3D.14 (1) and (2)	Exceptions to side and rear setbacks	The following exceptions apply to side and rear setbacks set out in clauses 3D.12 (4) and (5): <ul style="list-style-type: none"> - clause 3D.14 (1) provides exceptions to side and rear setbacks; and - clause 3D.14 (2) provides exceptions to setbacks provided these elements are at least 450mm from the relevant boundary
3D.12 (6)	Minimum setbacks from a public reserve	3m
3D.12 (7)	Minimum setback from a watercourse ³	40m
3D.13	New dwelling house setback from the following adjoining land: <ul style="list-style-type: none"> (a) forestry, (b) intensive livestock agriculture, (c) intensive plant agriculture, (d) mines and extractive industries, (e) railway lines, (f) rural industries 	250m
3D.15	Driveway and crossover requirements	A lot that has an off-street car parking space must have a driveway to a public road. ⁴ There are also construction requirements in clause 3D.15 (2)
3D.16	Maximum height of floor level of attached balcony, deck, patio, terrace or verandah within 20m from boundary	4m

³ This setback applies to a watercourse identified on a topographical map published by Spatial Services in the Department of Finance, Services and Innovation.

⁴ A driveway crossover may require prior approval from council (or Roads and Maritime Services for a classified road).