

# SUMMARY OF PROPOSAL

## INLAND HOUSING CODE

15\_051  
REV G 10-02-2016

This table acts as a brief summary and comparison between the current general and rural housing code and the proposed Inland Housing Code. The table should act as a guide only and it is expected that knowledge of the current Exempt and Complying Development Codes 2008 would be required. Where the Inland Housing Code is a stand-alone code it is intended to it to apply to all residential and rural zoned land.

STANDARD	CURRENT GENERAL HOUSING CODE (CURRENT)			RURAL HOUSING CODE (CURRENT)			INLAND HOUSING CODE (PROPOSED)	
Min lot size	200m <sup>2</sup> 6m wide.			Min lot size for dwelling house in LEP or other EPI – otherwise. RU1,-4, RU6, R5 - 4000m <sup>2</sup>			Min lot size for dwelling house in LEP or other EPI, otherwise - 200m <sup>2</sup>	
Height of Building	8.5m			R5 Lots <4000m <sup>2</sup> – 8.5m RU1,2,3,4,6 & R5>4000m <sup>2</sup> - 10m			8.5m	
Maximum site coverage	Varies with lot			R5 lots <4000m <sup>2</sup> – 30%			Delete	
Maximum floor area	200-250m <sup>2</sup> >250m <sup>2</sup> -300m <sup>2</sup> >300m <sup>2</sup> -450m <sup>2</sup> >450m <sup>2</sup> -600m <sup>2</sup> >600m <sup>2</sup> -900m <sup>2</sup> >900m <sup>2</sup>	90% 85% 270m <sup>2</sup> 330m <sup>2</sup> 380m <sup>2</sup> 430m <sup>2</sup>		Dwelling house R5 lots <4000m <sup>2</sup> -430m <sup>2</sup>			>200m <sup>2</sup> -400m <sup>2</sup> >400m <sup>2</sup> -700m <sup>2</sup> >700m <sup>2</sup> -1000m <sup>2</sup> >1000m <sup>2</sup>	75% 65% 50% 500m <sup>2</sup>
Landscaped Area	200m <sup>2</sup> -300m <sup>2</sup> >300m <sup>2</sup> -450m <sup>2</sup> >450m <sup>2</sup> -600m <sup>2</sup> >600m <sup>2</sup> -900m <sup>2</sup> >900m <sup>2</sup> -1500m <sup>2</sup> >1500m <sup>2</sup> (Min width 1.5m)	10% 15% 20% 30% 40% 45%		R5 lots < 4000m <sup>2</sup> – 45% (min width 2.5m)			200-400m <sup>2</sup> >400-700m <sup>2</sup> >700-1000m <sup>2</sup> >1000-1500m <sup>2</sup> >1500m <sup>2</sup> (Min width 1.5m)	15% 25% 35% 40% 60%
Landscaped area forward of building line.	<18m >18m	25% 50%		R5 lots 50%			<18m >18m	25% 50%
Primary Road Setback	Average within 40m or  200m <sup>2</sup> -300m <sup>2</sup> >300m <sup>2</sup> -900m <sup>2</sup> >900m <sup>2</sup> -1500m <sup>2</sup> >1500m <sup>2</sup> 3m 4.5m 6.5m 10m			R5 < 4000m <sup>2</sup> Average within 40m or 10m If no houses within distance.  R5 ≥4000m <sup>2</sup> RU4 RU1,2,3 15m 30m 50m			<b>R1-4 &amp; RU5</b> Average within 40m or 4.5m 10m to listed roads <b>R5 &amp; RU1-4</b> 10m on RU1-4 zoned land 50m to unsealed roads	
Secondary Road setback	200m <sup>2</sup> -600m <sup>2</sup> >600m <sup>2</sup> -1,500m <sup>2</sup> >1500m <sup>2</sup>	2m 3m 5m		R5 <4000m <sup>2</sup> 5m  R5 ≥4000m <sup>2</sup> or RU1,2,3,4,6 10m			<b>R1-4 &amp; RU5</b> If lot width <18m >18m <b>R5 &amp; RU1-4</b> 10m	3m 5m
Side Setbacks	<b>Lot width</b>	<b>Height</b>	<b>Setback</b>	<b>Lot Zone</b>	<b>Area</b>	<b>Setback</b>	<b>R1-4 &amp; RU5</b> 0.9m side setback and 45° building envelope measured 3m over side boundary.  <b>R5 &amp; RU1-4</b> Lot area <4000m <sup>2</sup> Lot area >4000m <sup>2</sup> 2.5m 10m	
	6m-10m	0m-5.5m	0.9m	R5	<4000m <sup>2</sup>	2.5m		
	6m-10m	>5.5m-8.5m	=(building height-5.5m)/4+0.9m	R5	≥4000m <sup>2</sup>	10m		
	>10m-18m	0m-4.5m	0.9m	RU1,2,3,4	-	10m		
	>10m-18m	>4.5m-8.5m	=(building height-4.5m)/4+0.9m					
	>18m-24m	0m-4.5m	1.5m					
	>18m-24m	>4.5m-8.5m	=(building height-4.5m)/4+1.5m					
	More than 24m	0m-8.5m	2.5m					
Rear setback	<b>Lot Area</b>	<b>Height</b>	<b>Setback</b>	Rear Setback of 15m			<b>R1-4 &amp; RU5</b> 3m with 8m rear setback above 4.5m  <b>R5 &amp; RU1-4</b> Lot area <4000m <sup>2</sup> Lot area >4000m <sup>2</sup>	
	200m <sup>2</sup> -900m <sup>2</sup>	0m-4.5m	3m					
	200m <sup>2</sup> -300 m <sup>2</sup>	>4.5m-8.5m	10m or average setback from adjoining houses with height >4.5m					
	>300m <sup>2</sup> 900 m <sup>2</sup>	>4.5m	8m					
	>900m <sup>2</sup> -1500m <sup>2</sup>	0m-4.5m >4.5m	5m 12m					
	>1500m <sup>2</sup>	0m-4.5m >4.5m	10m 15m					
Articulation	New dwelling house ( <i>excludes battle axe blocks</i> )  Facing primary road- Must have a front door and window to a habitable room  Parallel road- Must have a front door and window to a habitable room			Applies to R5 lots <4000m <sup>2</sup>  Facing primary road- Must have a front door and window to a habitable room  Parallel road- Must have a front door and window to a habitable room			Delete	

	Front setback >3m- May incorporate an articulation zone of 1.5m into required setback  Corner lots- Must have a window ≥1m² to a habitable room facing and visible from a secondary rd.	Front setback >3m- May incorporated an articulation zone of 1.5m into required setback  Corner lots- Must have a window ≥1m² to a habitable room facing and visible from a secondary rd.																									
Garages	Primary Rd   Setback  Setback ≥4.5m           1m behind building line <4.5m           5.5m from boundary  Lot Width   Garage Width >8 ≤12m       3.2m wide >12m         6.0m wide  Lot width <8m garage access only from secondary rd. parallel rd. or lane. Hardstand 2.6m x 5.4m	Applies to R5 lots <4000m² Primary Rd   Setback  Setback ≥4.5m           1m behind building line <4.5m           5.5m from boundary  Frontage Width   Garage Width >15m             50% width of building <15m             60% width of building  Max opening no more than 6m wide Hardstand 2.6m x 5.4m	Garage door setback 1m behind building line.  Max width of garage door 6m  Additional 3.2m garage door may have frontage to street if setback set back further 1m.																								
Car parking	At least 1 space on a lot which house is erected ( may be a hardstand, carport or garage)  Lot width <8m               Off street parking not required >8m               1 Off street parking space required  Alterations and additions- 1 off street parking space must be retained.	Zone R5 < 4000m²  At least 1 space on a lot on which a house is erected( may be a hardstand, carport or garage)  Alterations and additions- 1 off street parking space must be retained.	At least one space behind the front building line – car space and access to space to comply with AS2890.1																								
Privacy controls	Privacy screen required for windows:  <b>Privacy screen required for windows when:</b> <ul style="list-style-type: none"><li>Habitable room FFL &gt;1m above existing ground level</li><li>Sill &lt; 1.5m from FFL</li><li>Located &lt;3m from side or rear boundary</li></ul> OR <ul style="list-style-type: none"><li>Habitable room FFL&gt;3m above existing ground level</li><li>Sill &lt; 1.5m from FFL</li><li>Located 3m -6m from side of rear boundary</li></ul> Does not apply to bedroom windows <2m²  <b>Privacy screen required for balcony, deck, terrace, patio &gt;3m² when:</b> <ul style="list-style-type: none"><li>Setback &lt;3m from side or rear boundary with floor level &gt;1m</li><li>Setback 3m-6m from side or rear boundary with floor level &gt;2m</li></ul>	Zone R5 < 4000m²  <b>Privacy screen required for windows when:</b> <ul style="list-style-type: none"><li>Habitable room FFL &gt;1m above existing ground level</li><li>Sill &lt; 1.5m from FFL</li><li>Located &lt;3m from side or rear boundary</li></ul> OR <ul style="list-style-type: none"><li>Habitable room FFL&gt;3m above existing ground level</li><li>Sill &lt; 1.5m from FFL</li><li>Located 3m -6m from side of rear boundary</li></ul> Does not apply to bedroom windows <2m²  <b>Privacy screen required for balcony, deck, terrace, patio &gt;3m² when:</b> <ul style="list-style-type: none"><li>Setback &lt;3m from side or rear boundary with floor level &gt;1m</li><li>Setback 3m-6m from side or rear boundary with floor level &gt;2m</li></ul>	<b>Privacy screen required for windows when:</b> <ul style="list-style-type: none"><li>Habitable room FFL &gt;1m above existing ground level</li><li>Sill &lt; 1.5m from FFL</li><li>Located &lt;3m from side or rear boundary</li></ul> OR <ul style="list-style-type: none"><li>Habitable room FFL&gt;3m above existing ground level</li><li>Sill &lt; 1.5m from FFL</li><li>Located 3m -6m from side of rear boundary</li></ul> Does not apply to bedroom windows <2m²  <b>Privacy screen required for balcony, deck, terrace, patio &gt;3m² when:</b> <ul style="list-style-type: none"><li>Setback &lt;3m from side or rear boundary with floor level &gt;1m</li><li>Setback 3m-6m from side or rear boundary with floor level &gt;2m</li></ul>																								
Principal Private open space	Lot width 6m-10m -       16m² Lot width >10m-       24m²	Lot R5 <4000m² –       24m²	Delete																								
Outbuildings																											
Maximum GFA	>200-300m²       36m² >300-600m²       45m² >600-900m²       60m² >900m²           100m²	R5 lots <4000m²–       500m² for agriculture 100m² for other use	10% lot area to max 100m² 35m² for habitable rooms (detached studios)																								
Height	4.8m	Outbuilding           4.8m Shed/farm building   7.0m	4.5m (farm buildings separated)																								
Front setback	Behind building line	R5 < 4000m² Average within 40m or 10m  If no houses within distance.  R5 ≥4000m2       15m RU4               30m RU1,2,3           50m	Behind building line																								
Side / Rear Setback	Side- Same as dwelling house <table><tr><th>Lot width</th><th>Height</th><th>Setback</th></tr><tr><td>6m-10m</td><td>0m-5.5m</td><td>0.9m</td></tr><tr><td>6m-10m</td><td>&gt;5.5m-8.5m</td><td>=(building height-5.5m)/4+0.9m</td></tr><tr><td>&gt;10m-18m</td><td>0m-4.5m</td><td>0.9m</td></tr><tr><td>&gt;10m-18m</td><td>&gt;4.5m-8.5m</td><td>=(building height-4.5m)/4 +0.9m</td></tr><tr><td>&gt;18m-24m</td><td>0m-4.5m</td><td>1.5m</td></tr><tr><td>&gt;18m-24m</td><td>&gt;4.5m-8.5m</td><td>=(building height-4.5m)/4+1.5m</td></tr><tr><td>More than 24m</td><td>0m-8.5m</td><td>2.5m</td></tr></table> Rear	Lot width	Height	Setback	6m-10m	0m-5.5m	0.9m	6m-10m	>5.5m-8.5m	=(building height-5.5m)/4+0.9m	>10m-18m	0m-4.5m	0.9m	>10m-18m	>4.5m-8.5m	=(building height-4.5m)/4 +0.9m	>18m-24m	0m-4.5m	1.5m	>18m-24m	>4.5m-8.5m	=(building height-4.5m)/4+1.5m	More than 24m	0m-8.5m	2.5m	Agricultural use-       10m Other uses -       5m	0.9m  Or  0m and 45º building envelope measured 3m over side boundary if masonry construction.
Lot width	Height	Setback																									
6m-10m	0m-5.5m	0.9m																									
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	<table> <tr> <th>Lot Area</th><th>Height</th><th>Setback</th></tr> <tr> <td>200m2-300m2</td><td>0m-3.3m &gt;3.3m</td><td>0 ¼ height &gt;3.3m</td></tr> <tr> <td>300m2-900m2</td><td>0-3.8m &gt;3.8m</td><td>0.9m 0.9+ ¼ height &gt;3.8m</td></tr> <tr> <td>900m2-1500m2</td><td>0-3.8m &gt;3.8m</td><td>1.5m 1.5+ ¼ height &gt;3.8m</td></tr> <tr> <td>&gt;1500m2</td><td>0m-3.8m &gt;3.8m &gt;3.8m</td><td>2.5m 2.5+ ¼ height</td></tr> </table>	Lot Area	Height	Setback	200m2-300m2	0m-3.3m >3.3m	0 ¼ height >3.3m	300m2-900m2	0-3.8m >3.8m	0.9m 0.9+ ¼ height >3.8m	900m2-1500m2	0-3.8m >3.8m	1.5m 1.5+ ¼ height >3.8m	>1500m2	0m-3.8m >3.8m >3.8m	2.5m 2.5+ ¼ height	
Lot Area	Height	Setback															
200m2-300m2	0m-3.3m >3.3m	0 ¼ height >3.3m															
300m2-900m2	0-3.8m >3.8m	0.9m 0.9+ ¼ height >3.8m															
900m2-1500m2	0-3.8m >3.8m	1.5m 1.5+ ¼ height >3.8m															
>1500m2	0m-3.8m >3.8m >3.8m	2.5m 2.5+ ¼ height															
<b>Farm buildings</b>																	
Land use zones	R5, RU1,RU2,RU3,RU4,RU6	RU1, RU2, RU3, RU4															
Height of building	Shed/farm building 7m	<4000m² - 7m >4000m² - 12.5m															
Gross Floor Area (all farm sheds on site)	Zone R5 < 4000m² 500m2 for agricultural use	Land holding <20ha- 2.5% land holding to maximum 2500n²															
Setbacks	Side and Rear Setback- 10m	Primary Road: 20m Side and rear boundary: 10m Waterbody (natural) 50m															

### NEW EXEMPT DEVELOPMENT

It is proposed to include these development types as exempt development as the anecdotal evidence is that many of the structures are currently being erected without any consent. Where one is required it is unlikely that by making the development type complying development would by incentive be enough to apply for a complying development certificate.

It is understood that most farm buildings and silos are in ‘package’ or ‘prefabricated’ form.

<b>Farm buildings</b>		
Land use zones	RU1,RU2,RU3, RU4, RU6	RU1, RU2, RU3, RU4, RU6
Height of building	7m	>4ha – 12.5m <4ha - 7m
Gross Floor Area	<2ha- 50m² ≥2ha- 200m²	<4ha - 50m² >4ha - 200m²
Setbacks	20m from road 50m from dwelling on adjoining lot 50m from natural waterbody	20m from Road 50m from dwelling on adjoining lot 10m from side or rear boundary 50m from waterbody (natural)
Structural certification	Be designed by and constructed in accordance with the specifications of a professional engineer	Structure to be certified by a Structural Engineer.
<b>Stockyards</b>		
Land use zones	RU1,RU2,RU3, RU4, RU6	RU1, RU2, RU6
Use		Private
Gross Floor Area	0.5ha	
Setbacks	10m from boundary with road 50m from dwelling on adjoining lot 10m from side or rear boundary 100m from waterbody (natural)	10m from boundary with road 200m from dwelling on adjoining lot 10m from side or rear boundary 100m from waterbody (natural)
<b>Silos &amp; Grain storage bunkers</b>		
Land use zones	RU1,RU2,RU3, RU4, RU6	RU1, RU2, RU6
Setback	10m from boundary with road 50m from dwelling on adjoining lot 10m from side or rear boundary 100m from waterbody (natural)	15m from boundary with road 100m from dwelling on adjoining lot 100m from dwelling house on lot 100m from side or rear boundary 50m from waterbody (natural)
Use		Private only
Height	7m	15m
Min land size	-	100ha
Grain storage bunker footprint	-	7000m² Max
Distance from dwelling house	50m from dwelling on adjoining lot	100m