

What is the Inland Code?

- The Inland Code is a new complying development code that allows one and two storey homes, home renovations, associated development (such as garages and swimming pools), and some farm buildings (such as large farm sheds) in inland NSW to be carried out under a fast-tracked approval pathway.
- The Inland Code:
 - combines the complying development standards for housing development in all residential and rural zones into one code;
 - provides simplified and tailored development standards to suit development in rural and regional areas;
 - is written in plain English, with accompanying diagrams, in the same format as the Housing Code; and
 - has been introduced to increase the use of complying development to help achieve faster housing approvals in inland NSW.
- The Inland Code has been developed in consultation with councils and industry stakeholders to ensure amenity, privacy and design considerations are incorporated into the development standards.
- The Inland Code will apply to [69 local government areas](#).
- The Inland Code will not apply to new release areas where the Greenfield Housing Code applies.

Why is there a new Code?

- The Department has received feedback that complying development is not being used in inland areas because the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP) is complex and does not recognise differences between metropolitan and inland NSW.
- The Inland Code has been developed in response to this feedback with the aim of reducing approval timeframes and increasing the use of complying development in inland NSW.
- It simplifies and tailors development standards by removing or varying those which are unnecessary or inappropriate in inland rural and regional areas. Other standards are more generous than currently allowed for under the Housing Code and Rural Housing Code.

What types of development does the Inland Code allow?

- The Inland Code allows:
 - the construction of a new one and two storey dwelling house and attached development
 - alterations and additions to an existing dwelling house and attached development
 - detached development, such as garages, gazebos and swimming pools; and
 - certain farm buildings, such as large farm sheds.

What is complying development?

- Complying development is a fast-track planning and building approval for straightforward development, such as one or two storey houses. An application for complying development can be determined by the local council or an accredited certifier, provided the proposal meets specific development standards in the Codes SEPP.

Frequently Asked Questions

- A proposal must be allowed under the Council's Local Environmental Plan (LEP) to be complying development.
- A complying development approval can be issued within 20 days and homeowners can save up to \$15,000 for a new home under complying development.

How will the Inland Code facilitate faster approvals?

- The simplified and tailored standards in the Inland Code will make it easier for homeowners and farmers in inland NSW to obtain their approvals, saving them both time and money.
- Facilitating faster approvals will help grow the economy by providing a boost to the housing and building industry in NSW.

When will the Code be implemented?

- The Inland Code will commence on 1 January 2019. This delayed commencement will give councils and industry time to understand the new requirements and allow the Department to offer education to councils, certifiers, the community and other stakeholders.
- There is a two year transitional period from the commencement of the Code. During this time applicants can choose from several codes, depending on the zoning of their land:
 - The new Inland Code
 - The Rural Housing Code
 - The Housing Code, including the Transitional House Code (up to 13 July 2019).

Are other codes available in inland NSW?

- Complying development can also be undertaken in inland NSW under a number of other codes in the Codes SEPP, including the Low Rise Medium Density Housing Code, Greenfield Housing Code, Housing Alterations Code, General Development Code, Commercial and Industrial Codes and Demolition Code.
- To find out which Codes apply to your property, check the Planning Portal at planningportal.nsw.gov.au, call the Codes Hotline on 13 77 88 or contact the local council.

What are the new farm building standards?

- Amendments have also been made to expand the scale of farm buildings that can be constructed as complying development under the Inland Code and as exempt development (no planning or building approval needed) under the General Exempt Development Code, to support the agricultural use of rural land.
- The exempt development amendments will allow the construction of silos, grain bunkers, farm sheds and stockholding yards. These amendments apply to rural land across the whole State and are not limited to inland areas.
- The new farm buildings standards are based on the type of farm buildings and the size of the total landholding.
- The two year transitional period will not apply to the new exempt development farm building standards.

Where can I find out more?

- [Inland Code webpage](#)
- Call our Information Centre on 13 77 88.
- If English isn't your first language, please call 131 450. Ask for an interpreter in your language and then request to be connected to our Information Centre on 13 77 88.
- Email codes@planning.nsw.gov.au.