

This Summary Table is intended as a guide to the development standards for the construction of a new:

- 1-2 storey dwelling house;
- attached development; and
- alterations and additions to dwelling houses and attached development

as complying development on a Battle-Axe Lot in Zones R1, R2, R3, R4 and RU5.

Battle-Axe Lot means a lot that has access to a road by an access laneway.

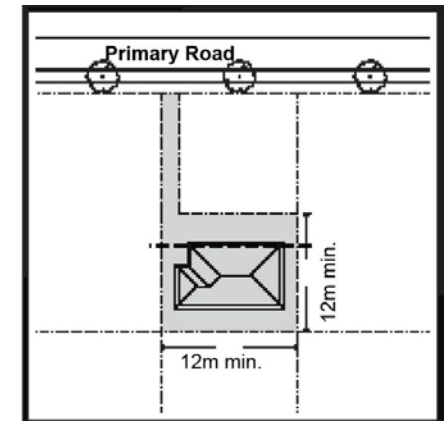
Important Notes

1. Clause 3.3 (2) of the Housing Code states: a battle-axe lot has 3 side boundaries and a rear boundary. The rear boundary is opposite the boundary to which the front of the dwelling house faces.
2. A battle-axe lot must have an area not less than 200m². When calculating the area of a battle-axe lot, the area of the access laneway is excluded.
3. A battle-axe lot must be a minimum of 12m by 12m (not including the access laneway) and must have an access laneway a minimum of 3m wide.
4. Only 1 dwelling house is permitted on the lot (excluding a secondary dwelling).
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 under Division 5
6. Development standards for dwelling houses on bush fire prone land, flood control lots and land near the Siding Springs Observatory are provided under Clauses 3.4, 3.5 and 3.6.
7. This Table must be read with all clauses under the Housing Code.
8. EPI = Environmental Planning Instrument.
9. This Summary Table only applies to Part 3 Housing Code, and does not apply to the Transitional Housing Code or any other complying development codes.

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 (<http://www.legislation.nsw.gov.au/#/view/EPI/2008/572>) before taking action.

For further information:

Codes Hotline – 13 77 88
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Example of a Battle-Axe Lot

Summary of Development Standards

Battle-Axe Lot

May 2018

Development Standards for a Battle-Axe Lot (based on lot area)

Clause	Built Form Development Standards	Lot Area (m ²)												
		200-250	>250-300	>300-350	>350-450	>450-560	>560-600	>600-740	>740-900	>900-920	>920-1000	>1000-1500	>1500	
3.1	Maximum number of storeys	2												
3.8	Maximum building height	8.5m												
3.9	Maximum gross floor area (% = percentage of lot area) ¹	78%	75%	235m ²	25% + 150m ²	290m ²	25% + 150m ²	335m ²	25% + 150m ²	380m ²	25% + 150m ²	400m ²	400m ²	
3.10 (14)	Minimum setbacks from public reserves ²	3m												
3.10 (15)	Minimum front setback	3m												
3.10 (10)	Minimum rear setback for parts of building depending on height at that point: Note: Exceptions to side and rear setbacks	Building Height												
		0 - 4.5m	3m	3m	3m	3m	3m	3m	3m	3m	3m	3m	5m	10m
		>4.5 - 8.5m	Lesser of 10m or average of 2 adjoining dwellings measured at 4.5m above existing ground level	8m	8m	8m	8m	8m	8m	8m	8m	8m	8m	12m

¹ Please note 1 car parking space is excluded from the calculation of gross floor area.

² Public reserve setback applies to a dwelling house, cabanas, cubby house, garden shed, gazebo, fernery, greenhouse or shed.

Summary of Development Standards

Battle-Axe Lot

May 2018

Clause	Built Form Development Standards	Lot Area (m ²)											
		200-250	>250-300	>300-350	>350-450	>450-560	>560-600	>600-740	>740-900	>900-920	>920-1000	>1000-1500	>1500
	apply. See clause 3.11 (1), (2), (5) and (7) for detail												
3.12 (1) & (2)	Maximum floor level height of attached side or rear balconies, decks, patios, terraces and verandahs where lot width ³ is more than 10m:	Setback											
		<3m	Not permitted	Not permitted	2m	2m	2m	2m	2m	2m	2m	2m	2m
		3m – 6m	Not permitted	Not permitted	3m	3m	3m	3m	3m	3m	3m	3m	3m
		>6m	Not permitted	Not permitted	4m	4m	4m	4m	4m	4m	4m	4m	4m
3.12 (3)	Maximum area of attached balconies, decks, patios, terraces and verandahs setback from side or rear within <6m; and with a floor level >2m above ground	12m ²											

³ Measured at the building line.

Summary of Development Standards

Battle-Axe Lot

May 2018

Clause	Landscape Development Standards	Lot Area (m ²)											
		200-250	>250-300	>300-350	>350-450	>450-560	>560-600	>600-740	>740-900	>900-920	>920-1000	>1000-1500	>1500
3.13 (1) & (2)	Minimum landscaped area (% of lot area) ⁴	10%	10%	15%	15%	20%	20%	30%	30%	40%	40%	40%	45%

Side Setbacks (based on lot width and height of development)

Clause	Built Form Development Standards	Lot width	Height of development nearest to the side setback	Minimum Side setback
3.10 (4)	Side setback ⁵ Built to boundary setbacks may apply for lot widths 12m - 12.5m (see below) Notes: Exceptions to side and rear setbacks apply. See clause 3.11 (1) & (2) for detail	12m – 18m	0m – 4.5m	900mm
			>4.5m - 8.5m	$(\text{Building height} - 4.5\text{m}) \div 4 + 0.9\text{m}$
		>18-24m	0m – 4.5m	1.5m
			>4.5m - 8.5m	$(\text{Building height} - 4.5\text{m}) \div 4 + 1.5$
>24m	0m – 8.5m	2.5m		

⁴ The minimum length and width of landscaped area is 1.5m x 1.5m.

⁵ See clause 3.10(4).

Development Standards for a Battle-Axe Lot (based on lot width)

Clause	Built Form Development Standards	Lot Width (at the building line)		
		12m - 18m	>18m – 24m	>24m
3.10 (5) & (6)	<p>Built to boundary setback</p> <p>The development may be built to one or both side boundaries (depending on lot width) if:</p> <p>a) there is a building wall on the adjoining lot of masonry construction within 900mm of the boundary with no windows, doors or other openings or</p> <p>b) there is no building wall on the adjoining lot within 900mm of the boundary</p> <p>See clause 3.10 (7) for maximum height of built to boundary wall requirements; and 3.10 (8) & (9) for maximum length</p>	If lot not wider than 12.5m may build to 1 side boundary	Not permitted	Not permitted
Clause	Amenity Development Standards	Lot width (at the building line)		
		12m - 18m	>18m – 24m	>24m
3.14 & 3.15	Refer to clause 3.14 Building design and 3.15 Privacy screens for windows, balconies, decks, patios, terraces or verandahs for additional amenity requirements			
3.16	<p>Car parking space required on lot⁶</p> <p>Note: See clause 3.16 for additional requirements. Please note exclusion of required car parking from calculation of gross floor area</p>	1 space required	1 space required	1 space required

⁶ The off-street car parking space for a battle-axe lot must be constructed so that vehicles can leave the lot in a forward direction.

Landscaping Development Standards

Clause	Landscape Development Standards	Lot Area (m ²)		
		12m -18m	>18m – 24m	>24m
3.13 (2) & (3)	Minimum area forward of the building line to be landscaped	25% of area forward of building line	50% of area forward of building line	50% of area forward of building line
3.13 (3)	Proportion of required landscaped area that must be behind the building line	50%		
3.13 (4)	Minimum area of principal private open space	24m ²		