

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 standard lot in Zones R1, R2, R3, R4 and RU5.

Standard Lot means a lot that is not a battle-axe lot, a corner lot or a parallel road lot.

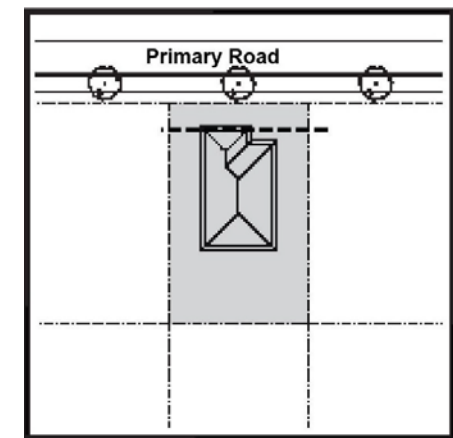
### Important Notes

1. Development standards under the Housing Code are determined by lot area, lot width or a combination of the two. All standards (reflected in all of the following tables) must be complied with.
2. The area of a standard lot must not be less than 200m<sup>2</sup> and the width of a lot must not be less than 6m measured at the primary road building line.
3. Only 1 dwelling house is permitted on the lot (excluding a secondary dwelling).
4. 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.
5. 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.
6. This Table must be read with all clauses under the Housing Code.
7. EPI = Environmental Planning Instrument.
8. 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  
[codes@planning.nsw.gov.au](mailto:codes@planning.nsw.gov.au)



Example of a Standard Lot

**Development Standards for a Standard Lot (based on lot area)**

Clause	Built Form Development Standards		Lot Area (m <sup>2</sup> )											
			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) <sup>1</sup>		78%	75%	235m <sup>2</sup>	25% + 150m <sup>2</sup>	290m <sup>2</sup>	25% + 150m <sup>2</sup>	335m <sup>2</sup>	25% + 150m <sup>2</sup>	380m <sup>2</sup>	25% + 150m <sup>2</sup>	400m <sup>2</sup>	400m <sup>2</sup>
3.10 (1) & (3)	Minimum primary road setback	If there are 2 dwelling houses <sup>2</sup> within 40m of lot on the same side of the primary road	Setback average - setback cannot be less than the average primary road setback of the 2 nearest dwelling houses											
		In the absence of are 2 dwelling houses within 40m of lot on the same side of the primary road	3m	3m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	6.5m	6.5m	6.5m

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

<sup>2</sup> Note that there are certain dwelling houses that are not to be included, such as dwelling houses on battle axe lots. See clause 3.10(2).

# Summary of Development Standard

## Standard Lot

Clause	Built Form Development Standards		Lot Area (m <sup>2</sup> )												
			200-250	>250-300	>300-350	>350-450	>450-560	>560-600	>600-740	>740-900	>900-920	>920-1000	>1000-1500	>1500	
3.10 (13)	Minimum setback from classified road	If a classified road setback is specified in EPI	As specified by the EPI												
		No setback specified in EPI	9m												
3.10 (14)	Minimum setbacks from public reserves <sup>3</sup>		3m												
3.10 (10)	Minimum rear setback for parts of building depending on height at that point: Note: Exceptions to side and rear setbacks apply. See clause 3.11 (1), (2), (5) and (7) for detail	Building Height													
		0 - 4.5m	3m	3m	3m	3m	3m	3m	3m	3m	3m	5m	5m	5m	10m
		>4.5 - 8.5m	Lesser of 10m or average of 2 adjoining dwellings measured at 4.5m above existing	8m	8m	8m	8m	8m	8m	8m	8m	12m	12m	12m	15m

<sup>3</sup> Public reserve setback applies to a dwelling house, cabanas, cubby house, garden shed, gazebo, fernery, greenhouse or shed.

Clause	Built Form Development Standards	Lot Area (m <sup>2</sup> )											
		200-250	>250-300	>300-350	>350-450	>450-560	>560-600	>600-740	>740-900	>900-920	>920-1000	>1000-1500	>1500
		ground level											
3.11 (5)	Abutting a rear lane:	Despite 3.10 (10), the building may be built within 900mm, or abut a rear lane for up to 50% of the length of that boundary											
3.12 (1) & (2)	Maximum floor level height of attached side or rear balconies, decks, patios, terraces and verandahs where lot width <sup>4</sup> 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 <sup>2</sup>											
Clause	Landscape Development Standards	Lot Area (m <sup>2</sup> )											
		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) <sup>5</sup>	10%	10%	15%	15%	20%	20%	30%	30%	40%	40%	40%	45%

<sup>4</sup> Measured at the building line.

<sup>5</sup> Minimum length and width of landscaped area is 1.5m x 1.5m.

**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  Built to boundary setbacks may apply for lot widths 6-12.5m (see below).  Note: Exceptions to side and rear setbacks apply. See clause 3.11 (1) & (2) for detail	6m - 10m	0m – 5.5m	900mm
			>5.5m – 8.5m	$(\text{Building height} - 5.5\text{m}) \div 4 + 0.9\text{m}$
		>10m – 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		

**Development Standards for a Standard (based on lot width)**

Clause	Built Form Development Standards	Lot Width (at the building line)				
		6m - 8m	>8m -10m	>10m - 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) &amp; (9) for maximum length.</p>	may build to 1 or both side boundaries	may be built to 1 side boundary	If lot not wider than 12.5m may build to 1 side boundary	Not permitted	Not permitted
3.16 (6)	Maximum width of garage doors facing road	3.2m	3.2m	<p>If lot not wider than 12m - 3.2m</p> <p>&gt; 12m - 6m</p>	6m	6m
Clause	Amenity Development Standards	Lot width (at the building line)				
		6m - 8m	>8m -10m	>10m - 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 lot</p> <p>Note: See clause 3.16 for additional requirements</p>	Not required	1 space required	1 space required	1 space required	1 space required
3.16 (5)	<p>Minimum Primary Road Garage and Carport Setback</p> <p>Dwelling primary road setback</p>					

	Note: See clause 3.16 for additional requirements	<4.5m	5.5m
		4.5m or greater	1m or more behind the building line

**Landscaping Development Standards**

Clause	Landscape Development Standards	Lot Area (m <sup>2</sup> )				
		6m – 8m	>8m - 10m	>10m -18m	>18m – 24m	>24m
3.13 (2) & (3)	Minimum area forward of the building line to be landscaped <sup>6</sup>	25% of area forward of building line	25% of area forward of building line	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	16m <sup>2</sup>	16m <sup>2</sup>	24m <sup>2</sup>	24m <sup>2</sup>	24m <sup>2</sup>

<sup>6</sup> Minimum width and length of landscaped is 1.5m x 1.5m.