

This Summary is intended as a guide to the development standards that apply to the following types of complying development undertaken on a battle-axe lot in the R5 zone:

- the construction of a new 1-2 storey dwelling house;
- for the construction of attached development; and
- alterations and additions to dwelling houses and attached development.

Battle-axe lot means a lot that has access to a road by an access laneway (clause 1.5)

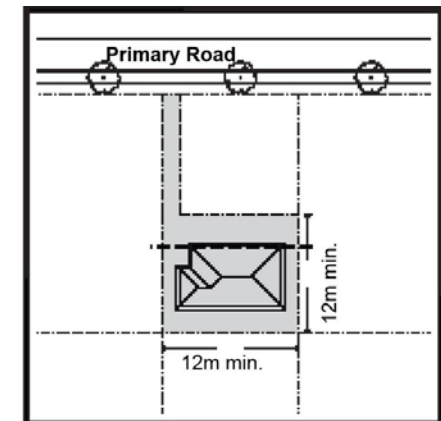
Important Notes

1. All relevant development standards in the Inland Code must be complied with.
2. 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.
3. The battle-axe lot must not be less than that specified in the environmental planning instrument (**EPI**) or 800m² if not specified, and the width of the lot must not be less than 18m measured at the primary road building line (clause 3D.29).
4. When calculating the area of the battle-axe lot, the area of the access laneway is excluded (clause 3D.29).
5. 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 (clause 3D.29).
6. Only 1 dwelling house is permitted on the lot (excluding a secondary dwelling) (clause 3D.29).
7. 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.
8. Development standards for dwelling houses on bush fire prone land and flood control lots are provided in clauses 3D.6 and 3D.7.
9. Development standards for land near the Siding Spring Observatory are provided in clause 3D.8.
10. The Summary Table below must be read with all relevant clauses in the Inland Code.
11. 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.
12. The Summary Table only applies to Part 3D Inland Code and does not apply to the Housing Code, 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 before taking action.

For further information:

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

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

Clause	Built form development standards	Lot area (m ²)		
		<1000	1,000--<4,000	4,000 or greater
3D.3	Maximum number of storeys	2		
3D.30 (1)	Maximum building height	8.5m		10m
3D.30 (2)	Siting	Siting controls apply to lots greater than 4ha which may influence the location and height of development on certain sloping land		
3D.31	Maximum gross floor area ¹	500m ²		
3D.32 (14)	Minimum front setback	5m		Side setback applies
3D.32 (15)	Minimum setback from a watercourse ²	40m		
3D.32 (13)	Minimum setback from a public reserve	3m		
3D.32 (12)	Minimum setback from the following adjoining land: (a) forestry, (b) intensive livestock agriculture, (c) intensive plant agriculture, (d) mines and extractive industries, (e) railway lines, (f) rural industries	250m		
3D.32 (11)	Minimum rear setback Note: Exceptions to setbacks may apply. See clause 3D.33 for details	8m	10m	15m
3D.34 (2)	Maximum floor level height of attached side or rear balconies, decks, patios, terraces and verandahs	Setback		
		<3m	2m	
		3m – 6m	3m	
		>6m	4m	

¹ One car parking space is excluded from the calculation of gross floor area (clause 1.5).

² This setback applies to a watercourse identified on a topographical map published by the Spatial Services in the Department of Finance, Services and Innovation.

3D.34 (3)	Maximum total floor area ³ of attached balconies, decks, patios, terraces and verandahs within 6m of a side or rear boundary; and with a floor level more than 2m above ground level (existing)	12m ²
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Side Setbacks (based on lot area)

Clause	Built form development standards	Lot area (m ²)	
		<4,000	4,000 or greater
3D.32 (10)	Side setback Notes: Exceptions to setbacks may apply. See clause 3D.33 for detail	2.5m	10m

Amenity and Parking Development Standards

Clause	Amenity development standards	Lot area (m ²)	
		<4,000	4,000 or greater
3D.36	Building design standards	See clause 3D.36 for design and articulation requirements for dwelling houses with a setback from a primary road of less than 10m	
3D.37	Privacy standards	See clause 3D.37 for privacy screen requirements relating to windows, balconies, decks, patios, terraces and verandahs on lots with an area of less than 4000m ²	N/A
Clause	Parking development standards (for lots < 4000m ²)	Lot width (at the building line)	
		>18m – 24m	>24m
3D.38	Car parking space required on lot Note: See clause 3D.38 for additional requirements	1 space required that must be constructed so that vehicles can leave the lot in a forward direction.	

³ Floor area is defined in clause 1.5 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

3D.38 (9)	Maximum width of garage doors facing road ⁴	6m	9.2m, if one garage door is set back at least 1m behind the other garage door(s)
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Landscape Development Standards

Clause	Landscape development standards	Lot area (m ²)	
		<4,000	4,000 or greater
3D.35 (1)	Minimum landscaped area (% of lot area)	45%	No requirement
3D.35 (3)	Minimum length and width of landscaped area	2.5m x 2.5m	
3D.35 (2)	Minimum area forward of the building line to be landscaped Note: see clause 3D.35 for additional landscaping requirements and exceptions	50%	

⁴ See clause 3D.27 (7) for additional driveway width requirements for triple garages.