

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

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

Standard lot means a lot that is not a battle-axe lot, a corner lot or a parallel road lot (clause 1.5)

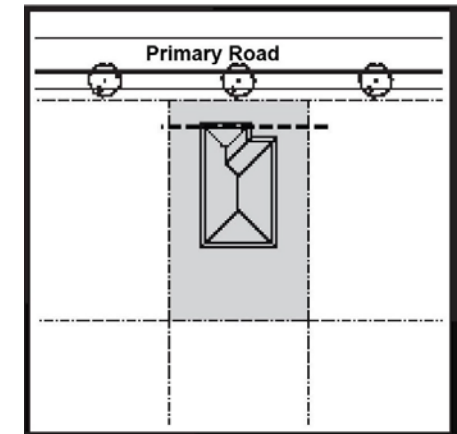
Important Notes

1. All relevant development standards in the Inland Code must be complied with.
2. Development standards under the Inland Code are determined by lot area, lot width or a combination of the two.
3. The area of the 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. Only 1 dwelling house is permitted on the lot (excluding secondary dwellings) (clause 3D.29).
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 in Division 8.
6. Development standards for dwelling houses on bush fire prone land and flood control lots are provided in clauses 3D.6 and 3D.7.
7. Development standards for land near the Siding Spring Observatory are provided in clause 3D.8.
8. The Summary Table below must be read with all relevant clauses in the Inland Code.
9. 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.
10. 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:

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Example of a Standard Lot

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

Clause	Built form development standards		Lot area (m ²)		
			<1000	1,000 - <4000	4,000 or greater
3D.3(1)	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 (1) – (4)	Minimum primary road setback ² Note: Exceptions to road setbacks may apply. See clauses 3D.33 (1) and (2) for details	For lots less than 4,000m ² , if there are 2 dwelling houses ³ within 40m of the lot on the same side of the primary road	Setback must not be less than the average primary road setback of the 2 nearest dwelling houses on the same side of the road		15m
		In the absence of 2 dwelling houses within 40m of the lot on the same side of the primary road	10m		15m
3D.32 (7)	<i>Minimum setback from classified road</i>	If a classified road setback is specified in EPI	The greater of the relevant primary, secondary or parallel road setback, 9m, or that specified by the EPI		
		No setback specified in EPI	The greater of 9m or the relevant primary, secondary or parallel road setback		
3D.32 (8)	Minimum setback from any unsealed road		50m		
3D.32 (15)	Minimum setback from a watercourse ⁴		40m		
3D.32 (13)	Minimum setback from a public reserve		3m		

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

² If the lot is subject to proposed road widening, any road setbacks must be measured from the proposed boundary with the road. Refer to clause 3D.32 (9)

³ There are certain dwelling houses that are not to be included, such as dwelling houses on battle axe lots. See clause 3.32(2).

⁴ This setback applies to a watercourse identified on a topographical map published by Spatial Services in the Department of Finance, Services and Innovation.

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.33 (3)	Development abutting a rear lane	Despite 3D.32 (11), the building may be built within 900mm of a rear lane for up to 50% of the length of that boundary if the lot abuts that rear lane.		
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	
3D.34 (3)	Maximum total floor area ⁵ 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		

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

⁵ Floor area is defined in clause 1.5 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Amenity and Parking Development Standards

Clause	Amenity development standards			
3D.36	Building design		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		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	
Clause	Parking development standards (for lots <4000m ²)	Lot width (at the building line)		
		>18m – 24m	>24m	
3D.38	Car parking space required on the lot Note: see clause 3D.38 for additional requirements		1 space required	
3D.38 (5)	Minimum setback of garage or carport from primary road Note: See clause 3D.38 for additional requirements	Dwelling primary road setback		
		<4.5m	5.5m	
		4.5m or greater	1m or more behind the building line	
3D.38 (9)	Maximum width of garage doors facing road ⁶		6m	9.2m, if one garage door is set back at least 1m behind the other garage door(s)

⁶ See clause 3D.27 (7) for additional driveway width requirements for triple garages.

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%	