

Inland Code - Summary of Development Standards

Residential zones R1, R2, R3, R4 and rural zone RU5 - Standard Lot

October 2018

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 zones R1, R2, R3, R4 and RU5:

- the construction of a new 1 or 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

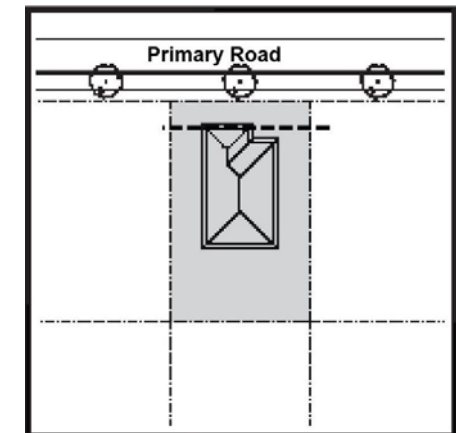
1. All relevant development standards in the Inland Code must be complied with.
2. Development standards under the Inland Code are determined by lot area, lot width or a combination of the two.
3. The area of the lot must not be less than 200m² and the width of the lot must not be less than 6m measured at the primary road building line (clause 3D.18 (1)).
4. Only 1 dwelling house is permitted on the lot (excluding a secondary dwelling) (clause 3D.18 (1)(c)).
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/landholding.
10. The Summary Table only applies to Part 3D Inland Code, and does not apply to the Housing Code, 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 (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	>920–1400	>1400–1500	>1500
3D.3 (1)	Maximum number of storeys	2											
3D.19	Maximum building height	8.5m											
3D.20	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	500m ²	
3D.21 (1) – (3)	Minimum primary road setback ² Note: Exceptions to road setbacks apply. See clause 3D.22 (3), (4), (6) and (7) for details	Setback must not be less than the average primary road setback of the 2 nearest dwelling houses on the same side of the road											
		If there are 2 dwelling houses ³ within 40m of the lot on the same side of the primary road											
		In the absence of 2 dwelling houses within 40m of the lot on the same side of the primary road	3m		4.5m								10m

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 proposed boundary with the road. See clause 3D.21 (6).

³ There are certain dwelling houses that are not to be included, such as dwelling houses on battle axe lots. See clause 3D.21 (2).

3D.21 (4)	Minimum secondary road setback		2m		3m		5m	
3D.21 (5)	Minimum setback from classified road	If a classified road setback is specified in EPI	The greater of the relevant primary, secondary or parallel road setback, 9m or that specified in the EPI					
		No setback specified in EPI	The greater of 9m or the relevant primary, secondary or parallel road setback					
3D.21 (14)	Minimum rear setback for parts of building depending on the height at that point: Note: Exceptions to setbacks apply. See clause 3D.22 (1), (2), (5) and (7) for detail	Building height	Lot area (m²)					
			200-300	>300-900		>900-1500		>1500
		0 - 4.5m	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		12m		15m	
3D.21 (16)	Minimum setbacks from public reserves ⁴		3m					
3D.22 (5)	Abutting a rear lane		Despite clause 3D.21 (14), a dwelling house and attached development may be built within 900mm of a rear lane for up to 50% of the length of that boundary if the lot abuts a rear lane					
3D.23 (1) and (2)	Maximum floor level height of attached	Setback						
		<3m	Not permitted	2m				
		3m – 6m	Not permitted	3m				

⁴ Public reserve setback applies to a dwelling house, cabanas, cubby house, garden shed, gazebo, fernery, greenhouse or shed.

	side or rear balconies, decks, patios, terraces and verandahs where lot width ⁵ is more than 10m	>6m	Not permitted	4m
3D.23 (3)	Maximum total floor area ⁶ 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)		Not permitted	12m ²

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
3D.21 (7) and (8)	Side setback Built to boundary setbacks may apply for lot widths 6-12.5m (see below) Note: Exceptions to side setbacks apply. See clauses 3D.21 and 3D.22 for details	6m - 18m	0m – 4.5m	900mm
			>4.5m – 8.5m	Building height – 3m
		>18-24m	0m – 4.5m	1.5m
			>4.5m - 8.5m	Building height – 3m
		>24m	0m – 4.5m	2.5m
			>4.5m - 8.5m	(Building height – 3m) or 2.5m, whichever is greater

⁵ Measured at the primary road building line.

⁶ Floor area is defined in clause 1.5 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

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

Clause	Built form development standards	Lot width (at the building line)				
		6m - 8m	>8m -10m	>10m - 18m	>18m – 24m	>24m
3D.21 (9) and (10)	<p>Built to boundary setback: 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 3D.21 (11) for maximum height of built to boundary walls; and clause 3D.21 (12) and (13) for maximum length</p>	May be built to 1 or both side boundaries	May be built to 1 side boundary	If lot not wider than 12.5m may be built to 1 side boundary	Not permitted	
Clause	Amenity development standards	Lot width (at the building line)				
		6m - <8m	8m -10m	>10m - 18m	>18m – 24m	>24m
3D.27 (6) and (7)	Maximum width of garage doors facing road ⁷	3.2m, only if accessed from a rear lane	3.2m	If lot not wider than 12m - 3.2m > 12m - 6m	6m	9.2m, if one garage door is set back at least 1m behind the other garage door(s)
3D.25	Building design standards	See clause 3D.25 for design and articulation requirements				
3D.26	Privacy	See clause 3D.26 for privacy screen requirements relating to windows, balconies, decks, patios, terraces and verandahs				
3D.27 (1)	<p>Car parking space required on the lot</p> <p>Note: See clause 3D.27 for additional requirements</p>	Not required	1 space required			

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

Clause	Built form development standards		Lot width (at the building line)				
			6m - 8m	>8m -10m	>10m - 18m	>18m - 24m	>24m
3D.27 (2)	Minimum setback of garage or carport from primary road Note: See clause 3D.27 for additional requirements	Dwelling primary road setback					
		<4.5m	5.5m				
		4.5m or more	1m or more behind the building line				

Landscape Development Standards

Clause	Landscape development standards		Lot area (m ²)					
			200-300	>300-450	>450-600	>600-900	>900-1500	>1500
3D.24 (1)	Minimum landscaped area (% of lot area)		10%	15%	20%	30%	40%	45%
3D.24 (2)	Minimum length and width of landscaped area		1.5m x 1.5m					
			Lot width at the building line					
			6m - 18m			>18m		
3D.24 (3)	Minimum area forward of the building line to be landscaped		25%			50%		
	Minimum proportion of the required landscaped area (in clause 3D.24 (1)) that must be behind the building line		50%					