

Summary of Greenfield Housing Code Development Standards (Battle-Axe Lot)

This document includes a summary of the development standards of Greenfield Housing Code for the Battle-Axe lots.

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

(Note: attached development means any of the following, if it is situated not more than 900mm from a dwelling house to which it relates and is not exempt development: access ramp, awning, blind or canopy, balcony, deck, patio, pergola, terrace or verandah, basement, cabana, cubby house, fernery, garden shed, gazebo or greenhouse, carport, driveway, garage or hard stand space, pathway or paving, rainwater tank, retaining wall, shed)

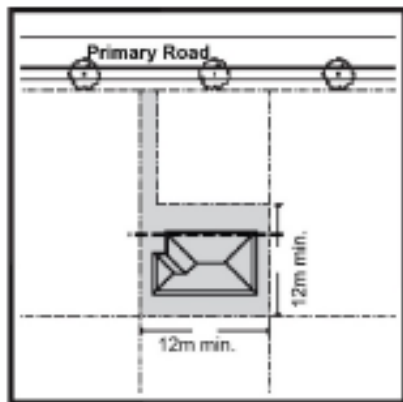
- alterations and additions to 1-2 storey dwelling houses and attached development

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. A battle-axe lot has 3 side boundaries and a rear boundary. The boundary is opposite the boundary to which the front of the dwelling house faces.

Important Notes

1. The area of the lot must not be less than 200m² and the width of the lot must not be less than 8m measured at the building line. Only 1 dwelling house is permitted on the lot.
2. 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.
3. Development standards for dwelling houses on bush fire prone land and flood control lots are provided under Clauses 3C.5 and 3C.6.
4. This Table must be read with all clauses under the Housing Code.
5. EPI = Environmental Planning Instrument



Example of a Battle Axe Lot

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, by visiting [this link](#).

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

Clause	Built Form Development Standards		Lot Area (m2)											
			200–250	>250–300	>300–350	>350–450	>450–560	>560–600	>600–740	>740–900	>900–920	>920–1000	>1000–1500	>1500
3C.2	Maximum no. storeys		2											
3C.9	Maximum building height		8.5m											
3C.10	Maximum gross floor area of all buildings (Note: When calculating the lot size of a battle-axe lot, the area of the access laneway is excluded.)		78%	75%	235m2	25% + 150m2	290m2	25% + 150m2	335m2	25% + 150m2	380m2	25% + 150m2	400m2	400m2
3C.11 (7)	Minimum rear setback for building height of building heights: (Note: Exceptions to side and rear setbacks apply. See clause 3C.12 (1), (2), (5) and (7) for detail.)	Building Height												
		Single storey	3m											
		Two-storey	6m											
3C.11 (10)	Minimum setback from classified road	Setback specified in EPI	As specified by the EPI											
		No setback specified in EPI	9m											

Clause	Built Form Development Standards	Lot Area (m2)											
		200-250	>250-300	>300-350	>350-450	>450-560	>560-600	>600-740	>740-900	>900-920	>920-1000	>1000-1500	>1500
3C.11 (11)	Minimum setbacks from public reserves (Note: public reserve setback applies to a dwelling house, cabanas, cubby house, garden shed, gazebo, fernery, greenhouse or shed)	3m											
3C.11 (12)	Front setbacks for battle-axe lots	A dwelling house and any attached development on a battle-axe lot must have a setback from the rear boundary of the lot that is in front of the battle-axe lot of at least 3m.											
3C.14 (1), (2)	Maximum floor level height of attached side or rear balconies, decks, patios, terraces and verandahs-general where lot area is greater than 300m ² and lot width (measured at the building line) is more than 10m:	Setback from side or rear boundary											
		<3m	Not Permitted	2m									
		3m-6m	Not Permitted	3m									
		>6m	Not Permitted	4m									

Clause	Built Form Development Standards	Lot Area (m2)										
		200-250	>250-300	>300-350	>350-450	>450-560	>560-600	>600-740	>740-900	>900-920	>920-1000	>1000-1500
3C.14A (1), (2)	Maximum floor level height of attached side or rear balconies, decks, patios, terraces and verandahs-small lots, where lot area is at least 200m2 and lot width (measured at the building line) is more than 7m:	The maximum height of the balcony, deck, patio, terrace or verandah is 3m above ground level (existing).										
3C.14 (3)	Maximum area of attached balconies, decks, patios, terraces and verandahs within 6m of side or rear boundary; and with a floor level >2m above ground	12m2										

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

Clause	Built Form Development Standards	Lot Width (at the building line)				
			6m-<7m	7m-<10m	10m-<15m	15m or more
3C.11 (2)	<p>Side setbacks</p> <p>The ground level of a dwelling house and any attached development (other than a garage) must have:</p> <p>a minimum set back from one side boundary as shown under 'Side A' in the following table in relation to the subject lot, and</p> <p>a minimum setback from the other side boundary as shown under 'Side B' in the table in relation to that lot.</p> <p>The applicant may nominate which side boundary is to be Side A and Side B</p>	Side A	0m	0m	0m	0.9m
		Side B	0m	0.9m	0.9m	0.9m
3C.11 (3)	<p>The upper level of a dwelling house and any attached development (other than a garage) must have:</p> <p>a minimum set back from one side boundary as shown under 'Side A' in the following table in relation to the subject lot, and</p>	Side A	1.2m	1.2m	1.2m	1.2m

Clause	Built Form Development Standards	Lot Width (at the building line)				
			6m-<7m	7m-<10m	10m-<15m	15m or more
	a minimum setback from that side boundary as shown under 'Side B' in the table in relation to that lot, Side A and Side B must be the same sides of the lot at the ground and upper levels. a minimum setback from that side boundary as shown under 'Side B' in the table in relation to that lot, Side A and Side B must be the same sides of the lot at the ground and upper levels.	Side B	0m	0.9m	0.9m	0.9m

Note:

Building line means the line of the existing or proposed external wall of a building (other than any ancillary development, a attached development or detached development) closest to the property boundary adjacent to:

- a. the primary road of the lot, or
- b. in the case of a battle-axe lot, the rear boundary of the dwelling house on the lot in front of the battle-axe lot, or
- c. any other stated boundary of the lot.

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

Clause	Built Form Development Standards	Lot Width (at the building line)			
		6m-<7m	7m-<10m	10m-<15m	15m or more
3C.16, 3C.17, 3C.18	Refer to clause 3C.16 <i>Building design</i> , 3C.17 <i>Windows, doors and openings</i> and 3C.18 <i>Privacy screens for windows and certain attached development</i> for additional amenity requirements.				
3C.19 (1)	Car parking space required on lot <i>(Note: See clause 3C.13 for additional requirements. Please note exclusion of required car parking from calculation of gross floor area)</i>	Not required	1 space required where lot width >8m	1 space required	1 space required
3C.19 (3)	Car parking on a battle-axe lot	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	Built Form Development Standards	Lot Width (at the building line)					
		200–300m ²	>300m ² –450m ²	>450m ² –600m ²	>600m ² –900m ²	>900m ² –1500m ²	>1500m ²
3C.15 (1)	Minimum landscaped area that must be provided on a lot	10%	15%	20%	30%	40%	45%
Clause	Landscape Development Standards	Lot Width (at the building line)					
		6m–<7m	7m–<10m	10m–<15m	15m or more		
3C.37 (4)	Trees	Front yard: a tree with a mature height of 8m Rear yard: a tree with a mature height of 5m					
3C.36 (1)	Pruning and removal of trees	A complying development certificate for complying development under Division 1 is taken to satisfy any requirement under this Policy for a permit or development consent to remove or prune a tree or other vegetation on the lot if: <ul style="list-style-type: none"> (a) the tree is not listed on a register of significant trees kept by the council, and; (b) the tree or vegetation will be within 3m of any building that has an area of more than 25m², and (c) the tree or vegetation has a height that is less than: <ul style="list-style-type: none"> i. for development that is the erection of a dwelling house–8m and is not required to be retained as a condition of consent, or ii. in any other case–6m. 					