

Summary of Wilton Greenfield Housing Code Variation Development Standards (Parallel Road Lot)

This document includes a summary of the development standards of Wilton Greenfield Housing Code Variation for the Parallel Road 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)

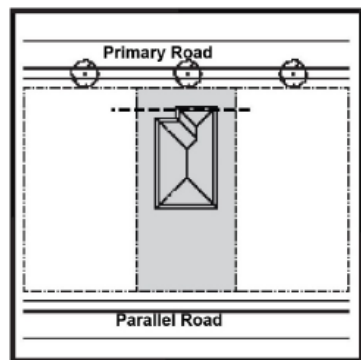
- alterations and additions to 1-2 storey dwelling houses and attached development

as complying development on a parallel road lot in lands identified as Low Density Residential on the Wilton Greenfield Housing Code Variation Area Map, other than land identified by blue cross-hatching.

Parallel Road lot means a lot that has boundaries with 2 parallel roads, not including a lane.

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 is a summary only. Applicants should read the Greenfield Housing Code and the Variation for Wilton in Part 3 of Schedule 3 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP)
5. For dwelling houses near rail and major roads corridors, please check the [Wilton Rail and Major Roads Corridor Map](#) and clause 3C.19A.
6. EPI = Environmental Planning Instrument



Example of a Parallel Road 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 Parallel Road Lot (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	>920–1000	>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	78%	75%	235m ²	25% + 150m ²	290m ²	25% + 150m ²	335m ²	25% + 150m ²	380m ²	25% + 150m ²	400m ²	400m ²
3C.11 (1)	Primary road setback A dwelling house and any attached development (other than a garage) must be set back from a primary road so that the primary road is at least:	4.5m and 3m from the articulation zone											
3C.11(9)	Parallel road setbacks for parallel road lots	Despite any other standard for a setback specified by this clause, a dwelling house and any attached development must have a setback from a boundary with a parallel road of at least 3m. Note. Certain types of attached development may be built within the parallel road setback (see clause 3C.12 (6)).											
3C.11(10)	Minimum setback from classified road	Setback specified in EPI	As specified by the EPI										

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
		No setback specified in EPI	9m										
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 (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	4.5m										
		Two-storey	6m										
3C.12 (5)	Despite 3C.11 (7), a dwelling house and attached development may abut a rear lane for up to the following length of that boundary:		50%										

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.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 300m2 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										
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												

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.14B (2), (3)	Roof material solar absorptance rating (dwelling house and attached development)	<p>The roofing material for a dwelling house and attached development must be of a colour that has a solar absorptance of 0.7 or less.</p> <p>Solar absorptance, of roofing material, means the total incident solar radiation that is absorbed by the roofing material.</p>											
3C.29A (2), (3)	Roof material solar absorptance rating (detached development)	<p>The roofing material for detached development must be of a colour that has a solar absorptance of 0.7 or less.</p> <p>Solar absorptance, of roofing material, means the total incident solar radiation that is absorbed by the roofing material.</p>											

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

Clause	Built Form Development Standards	Lot Width (at the building line)				
			8m-<9m	9m-<12.5m	12.5m-<15m	15m or more
3C.11 (2)	<p>Side setbacks</p> <p>The ground level of a dwelling house that is detached 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	900mm	900mm	900mm	900mm
		Side B	900mm	900mm	900mm	1.5m
3C.11 (3)	<p>The upper level of a dwelling house that is detached 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	900mm	900mm	900mm	900mm

Clause	Built Form Development Standards	Lot Width (at the building line)				
			8m-<9m	9m-<12.5m	12.5m-<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.	Side B	900mm	900mm	900mm	2.5m
3C.11(3A)	Side setbacks – dwelling constructed on boundary The ground level of a dwelling house and any attached development, other than a garage to which subclause (4) applies, constructed on a boundary, must have; the set back from one side boundary as shown under "Side A" in the following table, and a minimum setback from the other side boundary as shown under "Side B" in the following table.	Side A	0m	0m	0m	N/A
		Side B	1.2m	900mm	900mm	N/A

Clause	Built Form Development Standards	Lot Width (at the building line)				
			8m-<9m	9m-<12.5m	12.5m-<15m	15m or more
3C.11(3B)	Side setbacks upper level – dwelling constructed on boundary					
	The upper level of a dwelling house and any attached development, other than a garage, constructed on a boundary must have: a minimum set back from the “Side A” boundary referred to in subclause (3A)(a), as shown under “Side A” in the following table, and a minimum setback from the “Side B” boundary referred to in subclause (3A)(b), as shown under “Side B” in the following table in relation to that lot.	Side A	1.2m	1.5m	1.5m	N/A
		Side B	1.2m	900mm	900mm	N/A

Note:

Building line means the line of the existing or proposed external wall of a building (other than any ancillary development, 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 Parallel Road Lot (based on lot width)

Clause	Built Form Development Standards		Lot Width (at the building line)			
			8m-<10m	10m-<11m	11m-<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>		1 space required	1 space required	1 space required	1 space required
3C.19 (5)	Minimum Primary Road Garage and Carport Setback	Dwelling primary road setback				
		<4.5m	5.5m			
		4.5m or more	1m or more behind the building line			
3C.19 (6)	Maximum width of garage doors facing primary, secondary or parallel road	Single-storey dwelling	3.2m	3.2m	6m	50% of the façade width to a maximum 7.2m
		Two-storey dwelling	3.2m	6m	6m	50% of the façade width to a maximum 7.2m

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	>200–270m ² :15% >270–300m ² :20%	>300–375m ² :20% >375–450m ² :25%	>450–600m ² :30%	>600–650m ² :30% >650–740m ² :35% >740–750m ² :35% >750m ² :40%		
Clause	Landscape Development Standards	Lot Width (at the building line)					
		8m–<15m					15m or more
3C.15 (3)	Minimum area forward of the building line to be landscaped (Note: Minimum width and length of landscaped area is 1.5m x 1.5m)	25%					15m–18m: 25% >18m: 50%
3C.37 (4)	Trees	Front yard: a tree with a mature height of 8m Rear yard: a tree with a mature height of 5m					

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.36 (1)	Pruning and removal of trees	<p>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:</p> <p>(a) the tree is not listed on a register of significant trees kept by the council, and;</p> <p>(b) the tree or vegetation will be within 3m of any building that has an area of more than 25m², and</p> <p>(c) the tree or vegetation has a height that is less than:</p> <p>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</p> <p>ii. in any other case-6m.</p>					