

Overview of the Local Planning Framework and R-Codes

The following tables summarises the applicable part of the Residential Design Codes (R-Codes) and local planning framework, based on development type and density code.

RDLPP: Residential Development Local Planning Policy

LPS3: Local Planning Scheme No.3

NOTE: Various transitional arrangements for certain R-Code clauses are outlined in Part A of the R-Codes.

GENERAL RESIDENTIAL (Not higher dual density codes)		
Development type	Density	What applies*
Single house	R40 and below	RDLPP (General Residential) R-Codes Vol 1: Part B and D
	R50 and above	RDLPP (General Residential) R-Codes Vol 1: Part C and D
Grouped dwellings	R25 and below	RDLPP (General Residential) R-Codes Vol 1: Part B and D
	R30 and above	RDLPP (General Residential) R-Codes Vol 1: Part C and D
Multiple dwellings	R10 to R25	RDLPP(General Residential) R-Codes Vol 1: Part B and D
	R30 to R60	RDLPP (General Residential) R-Codes Vol 1: Part C and D
	R80 and above	RDLPP (General Residential) R-Codes Vol 2 (Apartments)

HOUSING OPPORTUNITY AREAS - HIGHER DUAL DENSITY CODE		
Development Type	Density	What applies*
Single house	R40 and below	RDLP (Higher Dual Density Code) LPS3 Clause 26 R-Codes Vol 1: Part B and D
	R50 and above	RDLP (Higher Dual Density Code) LPS3 Clause 26 R-Codes Vol 1: Part C and D
Grouped dwellings	R25 and below	RDLP (Higher Dual Density Code) LPS3 Clause 26 R-Codes Vol 1: Part B and D
	R30 and above	RDLP (Higher Dual Density Code) LPS3 Clause 26 R-Codes Vol 1: Part C and D
Multiple dwellings	R25	RDLP (Higher Dual Density Code) LPS3 Clause 26 R-Codes Vol 1: Part B and D
	R30 to R60	RDLP (Higher Dual Density Code) LPS3 Clause 26 R-Codes Vol 1: Part C and D

*NOTE: Other policies or requirements may also be applicable depending on the type of development and/or location, including:

- Minor Residential Development Local Planning Policy.
- Coastal Local Planning Policy.
- State Planning Policy 3.7 - Bushfire.
- State Planning Policy 5.4 - Road and Rail Noise.