

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

HOALPP: Development in Housing Opportunity Areas 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 R-Codes Vol 1: Part B and D
	R50 and above	RDLPP R-Codes Vol 1: Part C and D
Grouped dwellings	R25 and below	RDLPP R-Codes Vol 1: Part B and D
	R30 and above	RDLPP R-Codes Vol 1: Part C and D
Multiple dwellings	R10 to R25	RDLPP R-Codes Vol 1: Part B and D
	R30 to R60	RDLPP R-Codes Vol 1: Part C and D
	R80 and above	RDLPP R-Codes Vol 2 (Apartments)

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

- Subdivision and Dwelling Development Adjoining Areas of Public Space Local Planning Policy.
- Minor Residential Development Local Planning Policy.
- Coastal Local Planning Policy.
- State Planning Policy 3.7 - Planning in Bushfire Prone Areas
- State Planning Policy 5.4 - Road and Rail Noise.