

## INFORMATION SHEET - SPLIT RESIDENTIAL DENSITY CODED LAND

Under Local Planning Scheme No. 10 (LPS 10) a number of properties throughout the district are allocated a split density coding of R20/30, R20/40 or R20/30/60.

LPS 10 states that “*where a Split Density Code is depicted on the Scheme maps, any development shall conform to the lower density code applicable to the lot, unless Council determines that development up to the middle or higher density code is acceptable*” (emphasis added).

Based on the above, development that does not meet all of the Deemed to Comply provisions of the Residential Design Codes (for the R20 coding) will require development approval. Any such application for development approval will be assessed against the following:

- Clause 4.3.1.2 of the Scheme, which requires that “*the lot has a frontage to a public street which is sufficient to allow at least two dwellings to be constructed in a side by side configuration, each with direct frontage to a public street, along with addition width to accommodate a driveway with landscaping serving any additional dwellings to the rear of the development site*”.
- [Local Planning Policy No. 2 \(LPP 2\) – Sustainable Development](#), which sets out various requirements relating to environmental sustainability.
- *State Planning Policy 7.3 – Residential Design Codes*, specifically Volume 1, Part C (Medium Density).
- Clause 67(2) of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, which sets out the matters that the local government is to have due regard to.