



## PLANNING SERVICES



### *Residential Split Coding*

Residential split coding refers to a residential area with more than one allocated density coding as shown on the Scheme Map. Split coding provides a flexible approach to residential development in the Shire. The most common split coding of Residential zoned land in the Shire is 'R15/30/50'.

If your property is zoned "Residential" with a split coding of "R15/30/50", you have three potential options of development available to you. These codings relate to the density which development can potentially occur but is dependant on the factors listed below.

A basic explanation of the split coding and general requirements is as follows:

Development at **R15** density means 15 dwelling units per hectare with a minimum site area requirement of 580m<sup>2</sup> per dwelling and an average site area requirement of 666m<sup>2</sup> per dwelling, in accordance with Table 1 of the Residential Design Codes.

Development at **R30** density means 30 dwelling units per hectare with a minimum site area requirement of 270m<sup>2</sup> per dwelling and an average site area requirement of 300m<sup>2</sup> per dwelling. Under District Planning Scheme No. 1, a site must have an area of at least 900m<sup>2</sup> to qualify for development at R30 along with the mandatory provision of reticulated sewerage.

Development at **R50** relates to construction of Multiple Dwellings only under the provisions of District Planning Scheme No. 1, which essentially refers to apartment accommodation where one dwelling unit is located partially or wholly vertically above another. A requirement to develop at this density includes the mandatory provision of reticulated sewerage.

The Residential Design Codes stipulates a range of development requirements which are to be used in the assessment of all applications for residential development and subdivision. These include:

- Housing density
- Streetscape
- Boundary setbacks
- Open space
- Access and parking
- Site works
- Building height
- Privacy
- Design for climate
- Incident development

The Residential Design Codes is available for viewing at the following link:

[http://www.planning.wa.gov.au/R\\_CodesSPP\\_3\\_1\\_2.pdf?id=2681](http://www.planning.wa.gov.au/R_CodesSPP_3_1_2.pdf?id=2681)