

Explanatory guide to R Codes for R20 to R60

The development potential for lots within the Housing Opportunity Areas (HOAs) are reliant on their allocated Residential Design Code (R Code) density, and the physical size of each lot (land area). Each HOA plan shows the R Code density and applicable location.

Lots could be development in a number of different ways, but the two most common are grouped dwellings (e.g. units or townhouses) and multiple dwellings (e.g. apartments). There are some different standards that apply to grouped dwellings and multiple dwellings which means the way development potential is determined is also different.

Grouped Dwellings

For Grouped Dwelling development (e.g. units or townhouses), the following tables help outline the potential quantity of dwellings that could be achieved on lots within the various HOAs based on their allocated R Code densities as set out in the R Codes of Western Australia¹ for the development of residential land coded between R20 and R60. For example, if a property is coded R30 and is 683sqm in size, then two dwellings could potentially* be constructed on that property.

An **R Code of R20** means that an average of 450sqm is required per dwelling:

Lot is in the range:	450-899sqm	900-1,349sqm	1,350-1,799sqm	1,800-2,249sqm	2,250sqm and over
Potential dwellings*	1	2	3	4	5 or more

An **R Code of R25** means than an average of 350sqm is required per dwelling:

Lot is in the range:	350-699sqm	700-1,049sqm	1,050-1,399sqm	1,400-1,749sqm	1,750sqm and over
Potential dwellings*	1	2	3	4	5 or more

An **R Code of R30** means than an average of 300sqm is required per dwelling:

Lot is in the range:	300-599sqm	600-899sqm	900-1,199sqm	1,200-1,499sqm	1,500sqm and over
Potential dwellings*	1	2	3	4	5 or more

An **R Code of R40** means than an average of 220sqm is required per dwelling:

Lot is in the range:	220-439sqm	440-659sqm	660-879sqm	880-1,099sqm	1,100sqm and over
Potential dwellings*	1	2	3	4	5 or more

An **R Code of R60** means than an average of 150 sqm is required per dwelling:

Lot is in the range:	150-299sqm	300-499sqm	450-599sqm	600-749sqm	750sqm and over
Potential dwellings*	1	2	3	4	5 or more

* *The development potential of individual properties is also influenced by factors such as whether an existing house is retained or not, whether the proposed development is for a "battle-axe" subdivision, a strata development or multiple dwellings.*

Multiple Dwellings

For Multiple Dwelling development (e.g. apartments) on lots with an R Code between R40 and R60, the above land area requirements do not apply. The potential number of dwellings achievable for this form of development is determined by a wide range of factors and these make it hard to estimate the number of dwellings that could be developed on each site.

Such factors include building height maximums, building setbacks, preferred size of the dwellings, overshadowing considerations, amount of private open space, car parking requirements, lot frontage width and land topography, some of which are also subject to discretion in their assessment.

¹ State Planning Policy 3.1: Residential Design Codes, Department of Planning/Western Australian Planning Commission, March 2018.