

# The Lakes Revitalisation Strategy Information Sheet

## Explanation of residential density

Residential density is the term used to describe the intensity or number of residential units allowed to be developed in a specified land area. The Residential Design Codes of Western Australia (“the R-Codes”) provides the basis for the control of residential density throughout the State. The R-Codes specifies minimum and average lot areas, or plot ratios for each density code (ie R20, R30, R40 etc). Local planning schemes then apply a density coding to residential zoned land which is used to control the subdivision and development of land.

Figure 1 (see reverse page) provides indicative lot yields under the varying densities or R-Codes. Multiple dwellings yield more lots than single or grouped dwellings on land coded R30 and above, as multiple dwellings are controlled via plot ratio, maximum building height and minimum open space rather than minimum and average site area. The potential dwelling yield for multiple dwellings shown in Figure 1 have been calculated using an assumed average dwelling area of 65m<sup>2</sup>. However, dwellings can be smaller in certain circumstances.

The lot yields are based on a hypothetical development scenario. Ultimate development yields will be influenced by many other factors such as the existing lots configuration, frontage, existing development etc.

The Lakes Revitalisation Strategy Background Report provides a more detailed explanation of the R-Codes - [www.cockburn.wa.gov.au/The\\_Lakes](http://www.cockburn.wa.gov.au/The_Lakes). A copy of the R-Codes can be found on the Western Australian Planning Commissions website - [www.planning.wa.gov.au](http://www.planning.wa.gov.au)

The R-Codes controls density for Single and Grouped Dwellings differently to Multiple Dwellings. The R-Codes provides minimum and average lot areas for each R code for Single and Grouped Dwellings and Multiple Dwellings on land coded R35 and below. Table 1 is an excerpt from Table 1 of the R-Codes and sets out the minimum and average site area for R20-R80 for single and grouped dwellings and multiple dwellings on land coded R30 and below.

Multiple dwellings on land coded R40 and above are controlled in a different manner. Multiple dwellings are controlled via a plot ratio, maximum building height and minimum open space. Plot ratio is the ratio of the gross total of all floors of buildings on a site to the area of land in the site boundaries. Table 2 is an excerpt from Table 4 of the R-Codes which summaries the key controls relating to multiple dwellings on land coded R30 and above.

R-Code	Dwelling Type	Minimum site area per dwelling (m <sup>2</sup> )
R20	Single house* or grouped dwelling**	Min 350 Ave 450
	Multiple dwelling	450
R25	Single house or grouped dwelling	Min 300 Ave 350
	Multiple dwelling	350
R30	Single house or grouped dwelling	Min 260 Ave 300
	Multiple dwelling	300
R35	Single house or grouped dwelling	Min 220 Ave 260
	Multiple dwelling	260
R40	Single house or grouped dwelling	Min 180 Ave 220
R50	Single house or grouped dwelling	Min 160 Ave 180
R60	Single house or grouped dwelling	Min 120 Ave 150
R80	Single house or grouped dwelling	Min 100 Ave 120

Table 1: Excerpt from Table 1 of the R-Codes.

R-Code	Maximum Plot Ratio	Minimum Open Space (% on site)	Maximum height (m)		
			Top of external wall	Top of external wall (roof concealed)	Top of pitched roof
R40	0.6	45	6	7	9
R50	0.6	45	9	10	12
R60	0.7	45	9	10	12
R80	1.0	*	12	13	15

Table 2: Multiple and grouped dwelling general site requirements R40-R80 (extract from the R-Codes)

## Aged or dependant persons accommodation and single bedroom dwellings

The R-Codes also provides a density bonus for aged or dependant persons’ accommodation and single bedroom dwellings. The minimum site area can be reduced by up to one third i.e. a density bonus of 33%.

Further information regarding the R-Codes - [www.planning.wa.gov.au/Residential-design-codes.asp](http://www.planning.wa.gov.au/Residential-design-codes.asp)

For information to assist in further understanding:

- Housing types
- House and site design considerations
- Neighbourhood planning

See the Towards Perth and Peel@3.5million - Diverse City by Design document -

[www.planning.wa.gov.au/dop\\_pub\\_pdf/Diverse\\_City\\_by\\_Design\\_Fact\\_Sheets.pdf](http://www.planning.wa.gov.au/dop_pub_pdf/Diverse_City_by_Design_Fact_Sheets.pdf)

Figure 1 Explanatory Interpretation of R-Codes

Additional requirements under the R-Codes

It is important to note that there are additional requirements under the R-Codes which must be considered when considering the development and subdivision of land. The above description of the R-Codes only covers requirements which relate to dwelling yield. Other requirements of the R-Codes include: streetscape, boundary setbacks, landscaping, open space, access and parking, site works, building height, privacy, and design for climate.

## R20

An R Code of R20 means that an average of 450 m<sup>2</sup> is required per dwelling.

Existing Lot Size		450-899 m <sup>2</sup>	900-1,349 m <sup>2</sup>	1,350-1,799 m <sup>2</sup>	1,800-2,249 m <sup>2</sup>	2,250 m <sup>2</sup> plus
Potential No. of dwellings <sup>1</sup>	Single and Grouped Dwellings	1	2	3	4	5 or more
	Multiple Dwellings	1	2	3	4	5 or more

An R Code of R30 means that an average of 300 m<sup>2</sup> is required per dwelling.

## R30

Existing Lot Size		300-599 m <sup>2</sup>	600-899 m <sup>2</sup>	900-1,199 m <sup>2</sup>	1,200-1,499 m <sup>2</sup>	1,500 m <sup>2</sup> plus
Potential No. of dwellings <sup>a</sup>	Single and Grouped Dwellings	1	2	3	4	5 or more
	Multiple Dwellings	1	2	3	4	5 or more

**Notes:**  
 1. The ultimate lot yield will be affected by other factors. Some of these are listed below  
 • whether an existing house is retained or not,  
 • whether the proposed development is for a "battle-axe" subdivision,  
 • the ability to vary the minimum site area requirements under Clause 5.1.1 Site Area of the R-Codes.

## R40

An R Code of R40 means that an average of 220 m<sup>2</sup> is required per dwelling.

Existing Lot Size		220-439 m <sup>2</sup>	440-659 m <sup>2</sup>	660-879 m <sup>2</sup>	880-1,099 m <sup>2</sup>	1,100 m <sup>2</sup> plus
Potential No. of dwellings <sup>a</sup>	Single and Grouped Dwellings	1	2	3	4	5 or more
	Multiple Dwellings <sup>2</sup>	2-4	4-6	6-8	8-10	10 or more

2. Potential No. of Multiple Dwellings (above R40) have been calculated using an assumed average dwelling area of 65m<sup>2</sup>. However, dwellings can be as small 40m<sup>2</sup>.

## R60

An R Code of R60 means that an average of 150 m<sup>2</sup> is required per dwelling

Existing Lot Size		150-299 m <sup>2</sup>	300-599 m <sup>2</sup>	600-749 m <sup>2</sup>	750-899 m <sup>2</sup>	900-1,049 m <sup>2</sup>	1,050-1,199 m <sup>2</sup>
Potential No. of dwellings <sup>a</sup>	Single and Grouped Dwellings	2	3	3-4	4-5	6-7	7-8
	Multiple Dwellings <sup>2</sup>	1-2	3-5	5-7	7-9	9-13	14-21

## R80

An R Code of R80 means that an average of 120 m<sup>2</sup> is required per dwelling

Existing Lot Size		180-359 m <sup>2</sup>	360-539 m <sup>2</sup>	540-719 m <sup>2</sup>	720-899 m <sup>2</sup>	900-1,299 m <sup>2</sup>	1,300-1,999 m <sup>2</sup>
Potential No. of dwellings <sup>a</sup>	Single and Grouped Dwellings	1-2	2-3	3-4	4-6	7-9	10-15
	Multiple Dwellings <sup>2</sup>	2-5	5-8	8-11	11-13	13-19	19-30

### Definitions

#### Single Dwelling/house

A dwelling standing wholly on its own green title or survey strata lot, together with any easement over adjoining land for support of a wall or for access or services and excludes dwellings on titles with areas held in common property.

#### Grouped Dwelling

A dwelling that is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above another, except where special conditions of landscape or topography dictate otherwise, and includes a dwelling on a survey strata with common property.

#### Multiple Dwelling

A dwelling in a group of more than one dwelling on a lot where any part of a dwelling is vertically above part of any other but:

- Does not include a grouped dwelling; and
- Includes any dwellings above the ground floor in a mixed use development.