

R-CODES AND LOT YIELDS

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 Western Australia. 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 provides indicative lot yields under the varying densities or R-Codes. The R-Codes controls density for Single Dwellings, Grouped Dwellings and Multiple Dwellings. These 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. Section 5.5 of the draft Hamilton Hill Revitalisation Strategy provides a more detailed explanation of the R-Codes.

Figure 1 Explanatory Interpretation of R-Codes

An R Code of R20 means that an average of 450 m² is required per dwelling.

R20

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

An R Code of R25 means that an average of 350 m² is required per dwelling.

R25

Existing Lot Size		350-699 m ²	700-1,049 m ²	1,050-1,399 m ²	1,400-1,749 m ²	1,750 m ² plus
Potential No. of dwellings*	Single and Grouped Dwellings	1	2	3	4	5 or more
	Multiple Dwellings ²	1	2	3	4	5 or more

An R Code of R30 means that an average of 300 m² is required per dwelling.

R30

Existing Lot Size		300-599 m ²	600-899 m ²	900-1,199 m ²	1200-1499 m ²	1,500 m ² plus
Potential No. of dwellings*	Single and Grouped Dwellings	1	2	3	4	5 or more
	Multiple Dwellings ²	2-4	4-6	6-9	9-11	11 or more

An R Code of R40 means that an average of 220 m² is required per dwelling.

R40

Existing Lot Size		220-439 m ²	440-659 m ²	660-879 m ²	880-1099 m ²	1,100 m ² plus
Potential No. of dwellings*	Single and Grouped Dwellings	1	2	3	4	5 or more
	Multiple Dwellings ²	2-4	4-6	4-8	8-10	10 or more

An R Code of R60 means that an average of 180 m² is required per dwelling.

R60

Existing Lot Size		180-359 m ²	360-539 m ²	540-719 m ²	720-899 m ²	900 -1,299 m ²	1,300- 1,999 m ²	2,000- 2,999 m ²	3,000 m ² plus
Potential No. of dwellings*	Single and Grouped Dwellings	1	2	3	4	5-7	7-11	11-16	16 or more
	Multiple Dwellings ²	1-3	3-5	5-7	7-9	9-14	14-21	21-32	32 or more

Notes:

- 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 "baffle-axe" subdivision.
 - approval by the WAPC to vary the minimum site area requirements under clause 3.13 of the R-Codes (variations up to 5% of site area may be approved by the WAPC).
- Potential No. of Multiple Dwellings have been calculated using an assumed average dwelling area of 65m². However, dwellings can be as small 40m².

Single Dwelling

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.

SINGLE AND GROUPED DWELLINGS

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 below R30.

Table 1 is an excerpt from Table 1 of the R-Codes and sets out the minimum and average site area for R20-R60 for single and grouped dwellings and multiple dwellings on land coded below R30.

Table 1 Excerpt from Table 1 of the R Codes

R-Code	Dwelling type	Minimum site area per dwelling (m ²)
Low Density Codes		
R20	Single house or grouped dwelling	Min 440 Av 500
	Multiple Dwelling	500
R25	Single house or grouped dwelling	Min 320 Av 350
	Multiple Dwelling	400
Medium Density Codes		
R30	Single house or grouped dwelling	Min 270 Av 300
R35	Single house or grouped dwelling	Min 235 Av 260
R40	Single house or grouped dwelling	Min 200 Av 220
R50	Single house or grouped dwelling	Min 160 Av 180
R60	Single house or grouped dwelling	Min 160 Av 180

MULTIPLE DWELLINGS

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. 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. The potential dwelling yield for multiple dwellings showing in Figure 1 have been calculated using an assumed average dwelling area of 65m². However, dwellings can be as small 40m².

Table 2 is an excerpt from Table 4 of the R-Codes which summaries the key control relating to multiple dwellings on land coded R30 and above.

Table 2 Excerpt from Table 4 of the R Codes

R-Code	Maximum plot ratio	Minimum open space (% of site)	Maximum height (m)		
			Top of external wall	Top of external wall (concealed roof)	Top of pitched roof
R30	.5	45	6	7	9
R40	.6	45	6	7	9
R50	.6	45	9	10	12
R60	.7	45	9	10	12

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%.

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;
- Open space;
- Access and parking;
- Site works;
- Building height;
- Privacy; and
- Design for climate.