

Coolbellup 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 65m². 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 Coolbellup Revitalisation Strategy Background Report provides a more detailed explanation of the R-Codes - www.cockburn.wa.gov.au/Coolbellup. A copy of the R-Codes can be found on the Western Australian Planning Commissions website - 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 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.

Multiple dwellings on land coded R30 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 ²) |
|--------|-------------------------------------|--------------------------------------------------|
| 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 |
| R35 | Single house or grouped dwelling | Min 220 Ave 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 (% of site) | Maximum height (m) | | |
|--------|--------------------|--------------------------------|----------------------|---------------------------------------|---------------------|
| | | | Top of external wall | Top of external wall (concealed roof) | Top of pitched roof |
| R30 | 0.5 | 45 | 6 | 7 | 9 |
| R35 | 0.6 | 45 | 6 | 7 | 9 |
| 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 R30-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%.

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 | 1 | 2 | 3 | 4 | 5 or more |
| Potential No. of 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 ¹ | 1 | 2 | 3 | 4 | 5 or more |
| Potential No. of 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 | 1,200-1,499 m ² | 1,500 m ² plus |
|-----------------------------------------|------------------------|------------------------|--------------------------|----------------------------|---------------------------|
| Potential No. of dwellings ¹ | 1 | 2 | 3 | 4 | 5 or more |
| Potential No. of dwellings ² | 2-4 | 4-6 | 6-8 | 8-10 | 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 | 880-1,099 m ² | 1,100 m ² plus |
|-----------------------------------------|------------------------|------------------------|------------------------|--------------------------|---------------------------|
| Potential No. of dwellings ¹ | 1 | 2 | 3 | 4 | 5 or more |
| Potential No. of dwellings ² | 2-4 | 4-6 | 6-9 | 9-11 | 10 or more |

An R Code of R50 means that an average of 180 m² is required per dwelling.

R50

| 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 |
|-----------------------------------------|------------------------|------------------------|------------------------|------------------------|--------------------------|----------------------------|
| Potential No. of dwellings ¹ | 1 | 2 | 3 | 4 | 5-7 | 7-11 |
| Potential No. of dwellings ² | 1-3 | 3-5 | 5-7 | 7-9 | 9-14 | 14-21 |

An R Code of R60 means that an average of 150 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 |
|-----------------------------------------|------------------------|------------------------|------------------------|------------------------|--------------------------|----------------------------|
| Potential No. of dwellings ¹ | 2 | 3 | 3-4 | 4-6 | 6-8 | 8-13 |
| Potential No. of dwellings ² | 1-3 | 3-5 | 5-7 | 7-9 | 9-14 | 14-21 |

An R Code of R80 means that an average of 120 m² is required per dwelling.

R80

| 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 |
|-----------------------------------------|------------------------|------------------------|------------------------|------------------------|--------------------------|----------------------------|
| Potential No. of dwellings ¹ | 1 | 2 | 3 | 4 | 5-7 | 7-11 |
| Potential No. of dwellings ² | 1-5 | 5-8 | 8-11 | 11-13 | 13-19 | 14-21 |

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.

Definitions

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.

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,
 - approval by the WAPC to vary the minimum site area requirements under Pt.2 of the R-Codes (variations up to 5% of site area may be approved by the WAPC).
2. Potential No. of Multiple Dwellings have been calculated using an assumed average dwelling area of 65m². However, dwellings can be as small as 40m².