

Residential Design Codes Information Sheet

This information sheet provides an overview of the Residential Design Codes (R-Codes) and associated development standards.

Almost every property/lot/block of land in the City of South Perth (the City) has a density code (also known as an R-Code) in draft Local Planning Scheme No. 7 (draft LPS 7). This R-Code determines the density, form and scale of development that can occur on a property.

The R-Code number provides a guide to the number of dwellings allowed on a property. In general, the higher the R-Code, the higher the density.

For example, R20 = 20 dwellings per residential site hectare (10,000m²), and R30 = 30 dwellings per residential site hectare (10,000m²).

The draft LPS 7 proposes changes to the density codes and development standards in several areas of the City.

Find out your property's R-Code

Use the mapping tool that can be found on Your Say South Perth, the City's online engagement website. This is a quick and easy way to find out if your property's R-Code has changed. You can also use this tool to look at any other areas in the City that may be of interest to you.

Just follow the instructions on Your Say South Perth about how to use the mapping tool. If you can't access the mapping tool, there are maps available in the 'document library' section on Your Say South Perth.

Where can I find out more about the R-Codes?

The R-Codes is a State Planning Policy which provides requirements for new residential development.

There are two volumes of the R-Codes:

- **Residential Design Codes Volume 1 (R-Codes Vol 1)** – applies to low density development such as Single Houses, Grouped Dwellings and Multiple Dwellings (on lots coded R35 and below)
- **Residential Design Codes Volume 2 (R-Codes Vol 2)** – applies to higher density developments such as Multiple Dwellings (on lots coded R40 and above)

For more information about the R-Codes, visit the Department of Planning, Lands and Heritage website wa.gov.au/government/document-collections/state-planning-policy-73-residential-design-codes

Dual density codes – changes proposed in draft LPS 7

The City's Town Planning Scheme No. 6 (TPS 6) currently applies a dual code to large areas of the City, meaning that the land is subject to two different codes, a higher and lower code. Currently, where certain criteria are met, land can be developed at the higher of the two codes, typically meaning more dwellings can be built.

In draft LPS 7, dual density codes have been removed in accordance with the Local Planning Strategy and all properties have been assigned a single R-Code, which means that there is one set of planning requirements that apply to develop the site.

Terms used in this Information Sheet

Single house (traditional houses)	A house that stands on its own freehold or survey strata lot.	
Grouped dwelling (terraced homes or villa units)	A group of two or more dwellings on the same lot where no dwelling is placed wholly or partly vertically above the other. Includes common property.	
Multiple dwelling* (apartments or maisonettes)	A group of more than one dwelling on a lot where any part of a dwelling is vertically above part of any other dwelling and includes any dwellings above the ground floor in a mixed use development.	
Special purpose dwellings (granny flats or aged person dwellings)	Includes ancillary dwelling, aged or dependent persons' dwelling or a single bedroom dwelling.	

**The potential number of dwellings achievable for multiple dwelling development is determined by a wide range of factors. These make it hard to estimate the number of dwellings that could be developed on each site and include factors such as building height maximums, building setbacks, size of the dwellings, overshadowing considerations, private open space and car parking requirements, etc. Please contact the City for specific information about your property.*

Examples of R-Code Requirements

This information is provided as a guide only.

To calculate how many dwellings can be built on a lot, divide the lot area by the average site area requirements for the applicable R-Code.

As mentioned above, the number of multiple dwellings that can be built can be difficult to calculate due to a range of factors. Please contact the City for specific information about your property.



R15

For single or grouped dwellings in R15, the minimum site area is 580m² and the average site area is 666m² per dwelling. As an example, two dwellings could be built on a lot of 1332m².



R20

For single or grouped dwellings in R20, the minimum site area is 350m² and the average site area is 450m² per dwelling. As an example, two dwellings could be built on a lot of 900m².

Examples of R-Code Requirements cont...



R30

For single and grouped dwellings, the minimum site area is 260m², and the average site area is 300m² per dwelling.

As an example, three dwellings could be built on a 900m² lot.



R40

For single and grouped dwellings, the minimum site area is 180m² and the average site area is 220m² per dwelling. As an example, four dwellings could be built on a 880m² lot.

The maximum building height for multiple dwellings in R40 is two storeys.



R50

For single and grouped dwellings, the minimum site area is 160m² and the average site area is 180m² per dwelling. As an example, four dwellings could be built on a 720m² lot.

The maximum building height for multiple dwellings in R50 is three storeys.



R60

For single and grouped dwellings, the minimum site area is 120m² and the average site area is 150m² per dwelling. As an example, approximately six dwellings could be developed on a 1000m² lot.

The maximum building height for multiple dwellings in R60 is three storeys.



R80

For single and grouped dwellings, the minimum site area is 100m² and average site area is 120m² per dwelling. As an example, this equates to eight grouped dwellings on a 1000m² lot.

The maximum building height for multiple dwellings in R80 is four storeys.



R100

The maximum number of single and grouped dwellings and building height for R80 and R100 are the same. The difference between the two codes relate to other planning requirements. Please contact the City for further information.

For single and grouped dwellings, the minimum site area is 100m² and average site area is 120m² per dwelling. As an example, this equates to eight grouped dwellings on a 1000m² lot. The maximum building height for multiple dwellings in R100 is four storeys.



R-AC 4

This is a code applied to neighbourhood centres suitable for low – medium rise residential development.

The maximum building height for R-AC4 is three storeys.



R-AC 3

This code is suitable for high density, largely commercial centres with some residential development.

The maximum building height for R-AC3 is six storeys.



R-AC 2

This code is suitable for high density, largely commercial centres with some residential development.

The maximum building height for R-AC2 is seven storeys.



R-AC 1

This code is suitable for high density, largely commercial centres with some residential development.

The building height for R-AC1 is nine storeys.

R-AC 0

This code is applied to those areas within a scheme that require further detailed precinct planning. It is associated with the highest density of development.