

Residential Design Codes

Draft Local Planning Scheme No. 4

What is it?

The Residential Design Codes (R-Codes) control the design of residential development across Western Australia. They are also used for the assessment of residential subdivision proposals.

The R-Codes aim to enable an appropriate standard of housing, encourage more diverse types of housing, promote sustainability and facilitate better outcomes for occupants.

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

The R-Codes are available for viewing and download from the Department of Planning, Lands and Heritage website: wa.gov.au/government/document-collections/residential-design-codes

What is changing?

Generally, no density code changes are proposed. However, many of the City's Local Development Plans (LDPs) will not be carried over under LPS4, as a result, the R-AC0 density code associated with these areas is proposed to be replaced by an appropriate density code, whilst realising the vision of the LDP.

Apartments in low-density areas



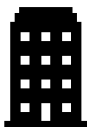
Under the City's current LPS3, multiple dwellings (apartments) are not permitted in residential low-density areas (land with a density code of R35 or below). Draft LPS4 removes this restriction, however this will not increase the number of dwellings allowed to be built in these areas.

Apartments in R40 Areas

The City currently restricts the number of apartments in areas with a R40 residential density code located outside of an 800 metre walkable catchment of a train station or high order activity centre. It is proposed to remove this restriction from lots fronting a designated Urban Corridor or where land is changing from a density of R-AC0 to R40.

Which R-Codes apply to me?

The R-Codes provide different rules in different areas and apply as follows:

	Residential Design Codes		
	Volume 1		Volume 2
	Part B (Low Density)	Part C (Medium Density)	Apartments (Higher Density)
 <p>Single house (traditional houses) A house that stands on its own freehold or survey strata lot.</p>	R10 R12.5 R20 R25 R30 R35 R40	R50 R60 R80 R100 R160 R-AC	N/A
 <p>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.</p>	R10 R12.5 R20 R25	R30 R35 R40 R50 R60 R80 R100 R160 R-AC	N/A
 <p>Multiple dwelling (apartments) 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.</p>	R10 R12.5 R20 R25	R30 R35 R40 R50 R60 R80 R100 R160 R-AC	R80 R100 R160 R-AC