

Explanatory guide to R-Codes for R20 to R60

The following tables summarise the requirements set out in the R-Codes of Western Australia for the development of residential land coded between R20 and R60. For example, if a property is coded R30 and is 683m² in size, then 2 dwellings could potentially* be constructed on that property.

An R-Code of R20 means that an average of 450m² is required per dwelling. The table below is a guide as to how many dwellings could potentially be developed on a lot coded R20:

The lot is in the range	450-899m ²	900-1,349m ²	1,350-1,799m ²	1,800-2,249m ²	2,250m ² and over
Potential dwellings*	1	2	3	4	5 or more

An R-Code of R25 means that an average of 350m² is required per dwelling. The table below is a guide as to how many dwellings could potentially be developed on a lot coded R25:

The lot is in the range	350-699m ²	700-1,049m ²	1,050-1,399m ²	1,400-1,749m ²	1,750m ² and over
Potential dwellings*	1	2	3	4	5 or more

An R-Code of R30 means that an average of 300m² is required per dwelling. The table below is a guide as to how many dwellings could potentially be developed on a lot coded R30:

The lot is in the range	300-599m ²	600-899m ²	900-1,199m ²	1200-1499m ²	1,500m ² and over
Potential dwellings*	1	2	3	4	5 or more

An R-Code of R40 means that an average of 220m² is required per dwelling. The table below is a guide as to how many dwellings could potentially be developed on a lot coded R40:

The lot is in the range	220-439 m ²	440-659m ²	660-879m ²	880-1099m ²	1,100 m ² and over
Potential dwellings*	1	2	3	4	5 or more

An R-Code of R60 means that an average of 150m² is required per dwelling. The table below is a guide as to how many dwellings could potentially be developed on a lot coded R60:

The lot is in the range	150-299m ²	300-449m ²	450-599m ²	600-749m ²	750m ² and over
Potential dwellings*	1	2	3	4	5 or more

* The development potential of individual properties is also influenced by factors such as whether an existing house is retained or not, whether the proposed development is for a "battle-axe" subdivision, a strata development or multiple dwellings. Under the proposals contained in the Scheme Amendment No. 73 and draft Residential Development Policy, development at the higher density will be required to satisfy specific design criteria.