

R Code	Dwelling Type	Minimum Site Area per Dwelling (m ²)	Required area for subdivision (m ²)
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Low Density			
R 2	Single House or Grouped Dwelling	5,000	10,000
R 2.5	Single House or Grouped Dwelling	4,000	8,000
R 5	Single House or Grouped Dwelling	2,000	4,000
R 10	Single House or Grouped Dwelling	1,000	2,000
R 12.5	Single House or Grouped Dwelling	800	1,600
R 15	Single House or Grouped Dwelling	666	1,332
R 17.5	Single House or Grouped Dwelling	571	1,142
R 20	Single House or Grouped Dwelling	500	Grouped Dwelling - 900 Green Title - 1000
R 25	Single House or Grouped Dwelling	350	700

Medium Density			
R 30	Single House or Grouped Dwelling	300	600
R 35	Single House, Grouped Dwelling or Multiple	260	520
R 40	Single House, Grouped Dwelling or Multiple	220	440
R 50	Single House, Grouped Dwelling or Multiple	180	360
R 60	Single House, Grouped Dwelling or Multiple	180	360

High Density			
R 80	Multiple Dwelling	125	
R 100	Multiple Dwelling	100	
R 160	Multiple Dwelling	63	
R -IC	Single House or Grouped Dwelling	110	
	Multiple Dwelling	125	

Please note below the changes of minimum site area for grouped dwellings as of 31 December 2004

	1991 R Codes	2002 R Codes
R 12.5	1400m ² (700m ² x 2)	1600m ² (800m ² x 2)
R 15	1100m ² (550m ² x 2)	1332m ² (666m ² x 2)
R 17.5	1000m ² (500m ² x 2)	1142m ² (571m ² x 2)