

Residential Design Codes (R-Codes)

Site area per dwelling

Housing density is represented by the number of dwellings per hectare. We refer to this as a properties 'R-Code', as defined in the State Planning Policy- Residential Design Codes. The higher the R-Code assigned to a site, the smaller the area of land that is required for each dwelling.

For example-

- R20 represents a typical low-density, requiring lots to be around 450 square meters per dwelling.
- By comparison R40 is at the lower end of what is referred to as medium density, and requires around 220sqm per house, or 115sqm per apartment.

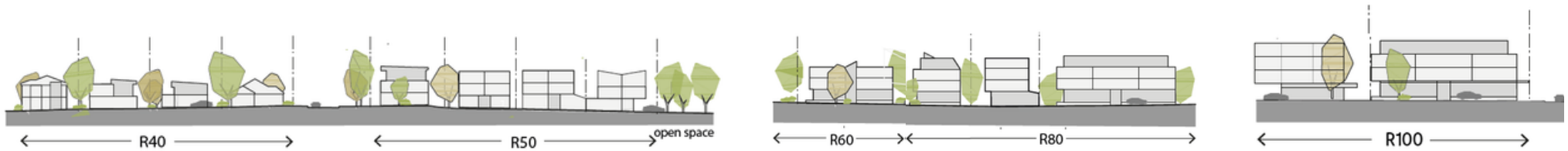
The table below breaks down the lot size requirements under the Residential Design Codes Vol. 1. For apartment developments on lots coded R80 or higher, lot size per dwelling is replaced by what's known as plot ratio. For more information on plot ratio, follow [this link](#) and go to page 22 of the Residential Design Codes Vol. 2

	Single / Grouped		Multiple
	Minimum	Average	Average
R40	180sqm	220 sqm	115sqm
R50	160sqm	180 sqm	100sqm
R60	120sqm	150 sqm	85sqm
R80	100sqm	120 sqm	N/A
R100	80sqm	N/A	N/A

Above: Minimum lot sizes in square metres required by each R Code for single, grouped and multiple dwellings (Adapted from Residential Design Codes Volume 2, Western Australian Government, 2024).



Density Fact Sheet



Above: Streetscape Character Types (Source: Residential Design Codes Volume 2, Western Australian Government, 2024)

Residential Building heights

In addition to reviewing residential densities, we're also proposing to update the City's Local Planning Policy 1.9 - Height of Buildings.

This policy defines the building height limits throughout the residential areas in Melville (excluding areas covered by activity centre plans). The City plans to more closely align to the State government's Residential Design Codes, which have comparably lower building height limits.

This will mean that suggested increases to residential densities can be paired with more acceptable height increases.

For example the current building height limit for an R60 lot on Canning Highway is 4.5m higher and 2 storeys taller than the comparable limit under the R-Codes.

Height limits as per R-Codes

(whichever comes first)

R20: 10m and 2 storeys

R30: 10m and 2 storeys

R40: 10m and 2 storeys

R50: 13m and 3 storeys

R60: 13m and 3 storeys

R80: 15m - 16m and 4 storeys

R100: 15m - 16m and 4 storeys

LPS6 REVIEW

Community Fact Sheet

City of
Melville

