



**1. Purpose**

To outline acceptable local planning scheme amendment proposals seeking to control multiple dwelling development in R40 coded areas for consistent application throughout Western Australia.

**2. Background**

Issues were raised from the 2010 changes to the Residential Design Codes (R-Codes), removing the average site area per dwelling requirement for multiple dwellings in areas coded R30 and above in favour of plot ratio control.

There was a community perception that the changes have encouraged inappropriate multiple dwelling densification, adversely affecting the amenity of existing neighbourhoods of predominantly single houses and grouped dwellings coded R30, R35 and R40.

In addition, some local governments also sought to restrict or otherwise prohibit multiple dwellings in existing R40 coded areas.

In response, the WAPC amended the R-Codes in 2015, reverting R30 and R35 back to the average site area per dwelling requirement addressing concerns in these areas. R40 remained subject to plot ratio, however in some circumstances, local planning schemes have been permitted to include provisions with the effect of using the average site area per dwelling requirement for grouped dwellings in lieu of plot ratio for R40 areas subject to guidance in this planning bulletin.

Through the review of the R-Codes Volume 1 as part of the Medium Density Code Project, plot ratio has been replaced with the average site area per dwelling requirement for multiple dwellings in R40 to R60 coded areas at a rate approximately half the site area per dwelling required for single houses and grouped dwellings.

The average site area per dwelling requirement results in a similar dwelling yield for multiple dwellings as the previous plot ratio requirement in these areas.

This planning bulletin has been updated to reflect the change from plot ratio to average site area per dwelling, retaining the ability to substitute the grouped dwelling average site area per dwelling requirement in lieu of the multiple dwelling average site area per dwelling requirement for R40 areas through local planning schemes.

**3. Local planning scheme amendment proposals)**

The WAPC will consider proposed local planning scheme amendments (under *Interim Planning Scheme 26 Medium Density Residential Code*) seeking to restrict the number of multiple dwellings in R40 coded areas by applying the average site area per grouped dwelling standard, in lieu of average site area per multiple dwelling standard, for R40 coded lots located outside of the following areas:

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## 5. Further information

Enquiries or correspondence on this planning bulletin should be sent by email to [dbe@dplh.wa.gov.au](mailto:dbe@dplh.wa.gov.au) or by post to:

Director Design of the Built Environment  
Department of Planning,  
Lands and Heritage  
Locked Bag 2506  
Perth WA 6001

Please quote reference  
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website: [www.wa.gov.au/dplh](http://www.wa.gov.au/dplh)  
email: [info@dplh.wa.gov.au](mailto:info@dplh.wa.gov.au)

tel: 08 6551 8002  
fax: 08 6551 9001  
National Relay Service: 13 36 77

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