

FREQUENTLY ASKED QUESTIONS

Residential Design Codes

What are the Residential Design Codes (R-Codes)?

- The R-Codes provide design provisions for residential development in Western Australia.
- The R-Codes are divided into two volumes.

R-Codes Volume 1 applies to single houses, grouped dwelling, and small multiple dwellings in areas coded R10 to R60.

R-Codes Volume 2 applies to multiple dwellings (apartments) in areas coded R80 and above and R-AC0.

Where do the R-codes currently apply in the City?

Under the current scheme, the R-Codes only apply to the Residential zone and some former redevelopment areas of the City, although residential development is permissible in many other zones.

Why are the R-codes being more broadly applied in draft LPS3?

The R-Codes are required to be applied to all zoned land where residential development is permitted to ensure a consistent approach to residential development in Western Australia.

What R-codes are proposed in draft LPS3?

- Most of the City is proposed to be coded R-AC0 (the highest density), to reflect its status as the capital city.
- Some areas (like Claisebrook) have lower density codes (such as R60, R80 and R100) to reflect their existing density.

What land uses do the R-Codes apply to?

- The R-Codes apply to all residential development that is defined in the R-Codes: single house, grouped dwelling, multiple dwelling, ancillary dwelling, aged or dependent persons dwelling.
- The R-Codes do not apply to student accommodation and tourist and visitor accommodation.

How will residential development be assessed in the city?

- All residential development on zoned land within the city will be assessed against the R-Codes.
- In some cases, the draft Residential Design policy and the Character and Heritage Area policies will also apply. These policies modify some of the R-Code provisions to better suit the local area.

26-325-07-2026