



Planning Bulletin 113/2024

Multiple dwellings in R40 coded areas



8 March 2024



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 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 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 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 completed in 2024, plot ratio has been replaced with the 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 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 site area per dwelling, retaining the ability to substitute the grouped dwelling site area per dwelling requirement in lieu of the multiple dwelling 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 model provisions clause 26 Modification of R-Codes) 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:

- The 800 metre walkable catchment of any existing or proposed strategic metropolitan, secondary, district or specialised activity centre; or
- The 800 metre walkable catchment of a train station on a high frequency rail route.

Local government may consider not restricting the number of multiple dwellings in the following areas:

- Within the 400 metre walkable catchment of a neighbourhood activity centre.
- Within the 200 metre walkable catchment of a local activity centre.
- Within the 250 metre walkable catchment of a transit stop;

- on a high frequency transit route; or
- that has multiple transit routes, that when combined stop every 15 minutes during weekday peak periods (7am-9am and 5pm-7pm).
- Within 200 m of public open space (preferably overlooking public open space).

The WAPC supports greater than R40 densities and multiple dwelling provision within the above locations, consistent with State Planning Policy 4.2 Activity Centres for Perth and Peel and sub-regional planning frameworks. Local government must consider and implement through their local planning strategy and local planning scheme review process, and through precinct structure planning for activity centres and other precincts.

The walkable catchment technique (refer Liveable Neighbourhoods Appendix 3) should be used for location measurement. For activity centres, the walkable catchment should be measured from the edge of the activity centre core. Where no core is defined, the walkable catchment should be measured from a central point such as a town square, main street, rail station or bus station.

4. Application and implementation

Local planning scheme amendments giving effect to this planning bulletin are to be prepared in accordance with the Regulations. The affected areas are to be shown on scheme maps as an overlay.

5. Further information

Enquiries concerning this statement should be directed to:

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

Please quote reference
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