

## Explanatory guide to R Codes for R20 to R60

The following tables summarise the requirements set out in the R Codes of Western Australia for the development of residential land coded between R20 and R60. For example, if a property is coded R30 and is 683 sqm in size, then 2 dwellings could **potentially\*** be constructed on that property.

An R Code of R20 means that an average of 450 sqm is required per dwelling. The table below is a guide as to how many dwellings could potentially be developed on a lot coded R20:

The lot is in the range:	450-899 sqm	900-1,349 sqm	1,350-1,799 sqm	1,800-2,249 sqm	2,250 sqm and over
Potential dwellings*	1	2	3	4	5 or more

An R Code of R25 means that an average of 350 sqm is required per dwelling. The table below is a guide as to how many dwellings could potentially be developed on a lot coded R25:

The lot is in the range:	350-699 sqm	700-1,049 sqm	1,050-1,399 sqm	1,400 -1,749 sqm	1,750 sqm and over
Potential dwellings*	1	2	3	4	5 or more

An R Code of R30 means that an average of 300 sqm is required per dwelling. The table below is a guide as to how many dwellings could potentially be developed on a lot coded R30:

The lot is in the range:	300-599 sqm	600-899 sqm	900-1,199 sqm	1200-1499 sqm	1,500 sqm and over
Potential dwellings*	1	2	3	4	5 or more

An R Code of R40 means that an average of 220 sqm is required per dwelling. The table below is a guide as to how many dwellings could potentially be developed on a lot coded R40:

The lot is in the range:	220-439sqm	440-659 sqm	660-879 sqm	880-1099 sqm	1,100 sqm and over
Potential dwellings*	1	2	3	4	5 or more

An R Code of R60 means that an average of 180 sqm is required per dwelling. The table below is a guide as to how many dwellings could potentially be developed on a lot coded R60:

The lot is in the range:	180-359 sqm	360-539 sqm	540-719 sqm	720-899 sqm	900 sqm and over
Potential dwellings*	1	2	3	4	5 or more

\* *The development potential of individual properties is also influenced by factors such as whether an existing house is retained or not, whether the proposed development is for a "battle-axe" subdivision, a strata development or multiple dwellings. Under the proposals contained in the draft Local Housing Strategy, development at the higher density must also satisfy the requirements of a Dual Density Code Policy.*