

WHICH PLANNING FRAMEWORK APPLIES

How do I know which version of the R Codes my proposal will be assessed against?

The R Codes Volumes and Parts apply as follows:

R Codes		Single Houses	Grouped Dwellings	Multiple Dwellings (includes dwelling components of mixed-use developments)
Volume 1	Part B	R40 and below	R25 and below	R10 to R25
	Part C	R50 and above	R30 and above	R30 to R60
Volume 2		N/A	N/A	R80 and above including R-AC

How do I know if my site is a Single House, Grouped Dwelling or Multiple Dwelling?

These housing types are defined in the Residential Design Codes and affect which volume and part of the R Codes a proposal is assessed against. These housing types are summarised* as follows:

Single House: a dwelling standing wholly on its own green title or survey-strata lot. Does not include dwellings which have common property.

Grouped Dwelling: a dwelling that is one of a group of two or more dwellings on the same lot. No dwelling is vertically above or below another. This includes a dwelling in a built strata scheme, and a survey-strata scheme with common property.

Multiple Dwelling: a dwelling in a group of more than one dwelling on a lot where one dwelling is vertically above another and includes any mixed-use developments (e.g. apartment buildings).

* These are simplified versions of the terms defined in the R Codes. To the extent of any inconsistency, the R Codes definition prevails.

Examples:

Lot Plans			Section Diagram
Single House (Battleaxe)	Single House	Grouped Dwelling	Multiple Dwellings

Source: R Codes Volume 1 and Volume 2



How do I find my R Code?

You can find your R Code density code on our [Online Maps](#).

Search your address. Your property will be selected. On the right-hand side of the page refer to 'LPS2 Zone'. Your R Coding will come after your zone. For example, 'Residential R30' is within the Residential zone and has a density coding of R30. 'Mixed Use R80' is within the Mixed Use zone and has a density coding of R80.

If your property is within the Mixed Use zone, this does not mean it is part of a mixed use or multiple dwelling development. If your zone does not include an R Code (e.g. 'Commercial'), it is treated as R80 or above for the purposes of determining the applicable framework.

What Section of the City's Policy 7.1.1 – Built Form applies?

The Built Form Policy is divided into three Volumes. These apply as follows:

	Single Houses & Grouped Dwellings	Multiple Dwellings (includes dwelling components of mixed-use developments)	Commercial
Built Form Policy Volume	Volume 1	Volume 2	Volume 3

These Volumes are further divided into five Built Form Areas. These are:

- Section 1 – Town Centre
- Section 2 – Activity Corridor
- Section 3 – Mixed Use Area
- Section 4 – Transit Corridor
- Section 5 – Residential

These sections provide different development standards within each Built Form Area, depending on the location of the property.

How do I find my Built Form Area?

You can find your Built Form Area on our [Online Maps](#).

On the left-hand side of the page, select the 'Local Planning Scheme 2' Module. Search your address at the bottom of the page. Your property will be selected.

On the right-hand side of the page refer to 'Built Form Area'.

Please note that if your property is within the Mixed Use Built Form area, this does not mean it is part of a mixed use or multiple dwelling development, or that it is zoned 'Mixed Use' under the City's planning scheme.

Do you have more questions?

The City is unable to confirm if a proposal will be supported in the absence of a formal development application.

Applicants can discuss planning proposals and preliminary plans with the City's Urban Planners. Urban Planners can provide general advice to applicants on a proposed development or land use and the information required to lodge a complete application.

A Duty Planner is available at the City's Administration Office Monday to Friday, 8.30am to 5.00pm, in person or on the phone.

Phone: [9273 6000](tel:92736000)

Email: mail@vincent.wa.gov.au

Address: [Main Administration Building, 244 Vincent Street, Leederville 6007, WA](#)