

WHICH PLANNING FRAMEWORK APPLIES

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

The R Codes versions apply as follows:

R Codes		Single Houses	Grouped Dwellings	Multiple Dwellings <i>(includes dwelling components of mixed-use developments)</i>
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:

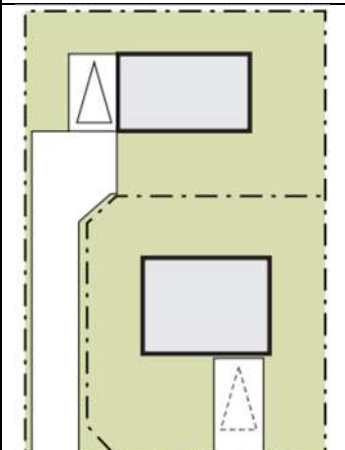
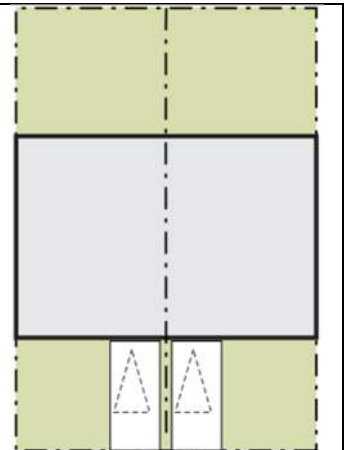

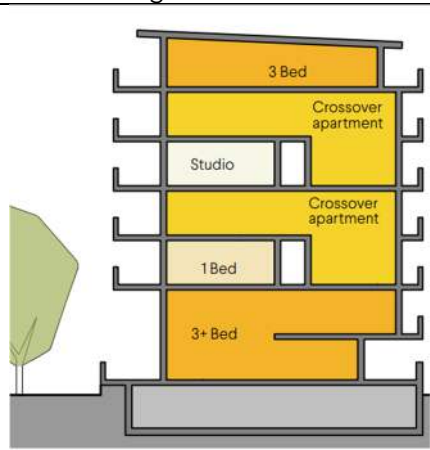
Single House: a dwelling standing wholly on its own green title or survey-strata lot. Does not include dwellings which have common property.

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 Dwelling

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.

[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.

Applicant 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](#)