Department of **Planning, Lands and Heritage**

GOVERNMENT OF WESTERN AUSTRALIA

R-Codes Review
Community representatives

5 November 2026

SOLUTIONS FOCUSED FOR A VIBRANT WESTERN AUSTRALIA

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Project scope key focus areas

1. Simplification and clarity
2. Density and design flexibility
3. Streamlining processes
4. Consolidation

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About the review

Why are changes needed?

How did we get here?

Our key objectives



Refer to Information Sheet 1

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Informed by stakeholder input

R-Codes Stakeholder Advisory Group

SAG Chair: WAPC Deputy Chair Ray Haeren
SAG Deputy Chair: WAPC Commissioner Amanda Sheers

Representatives from:

- WA Local Government Association (WALGA)
- Urban Development Institute of Australia
- Local Government Planners Association
- Housing Industry Association
- WA Institution of Surveyors
- Planning Institute of Australia
- Property Council of Australia
- Australian Institute of Architects
- Australian Institute of Landscape Architects
- Government Architect WA

Technical Working Groups

23 **local governments** (18 metropolitan and five regional)

37 **Industry stakeholders** (planning consultants, architects, designers, home builders, developers, housing providers, and surveyors)

- Infrastructure agencies
- DPLH internal working groups & data analytics

31 workshops held over the last 12 months

47 stakeholders undertook iterative design & assessment testing

Independent specialist consultants undertook technical investigations, benchmarking and design testing

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How did we get here?

- We listened
- We investigated
- We developed and tested options
- We refined the proposals
- We tested them again
- We refined the draft R-Codes
- We are now seeking broader feedback

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Objectives

- Improving the structure and usability of the R-Codes.
- Simplifying residential development provisions.
- Reducing the need for unnecessary planning approvals.
- Supporting housing supply through increased flexibility for apartments and residential subdivision.
- Improving supporting guidance, assessment materials and implementation resources.

Key reform areas

Improved structure and usability	**Simpler rules for low-density development**
Greater flexibility for apartments	**Lot size and density**

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Structure & usability

Creating a simpler and more user-friendly R-Codes framework that is easier to navigate, understand and apply.



Refer to Information Sheet 2

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Structure

What we heard:

- There is too much information to navigate
- Duplication across regulatory frameworks
- Terminology that can create confusion
- Difficulty finding relevant requirements
- Inconsistent application of the R-Codes

Proposed changes:

- New structure which consolidates all provisions relevant to each built form into a single chapter.
- Consistency in built form outcomes between development types in the same density codes

Current Structure

		Single Houses	Grouped Dwellings	Multiple Dwellings
Vol 1	**Part B**	R40 and below	R25 and below	R10 to R25
	Part C	R50 and above; R100-SL; LR, MR and HR (R-AC)	R30 and above R100-SL; LR, MR and HR (R-AC)	R30 to R60
Vol 2		N/A	N/A	R80 and above; LR, MR and HR (R-AC)

Proposed Structure

Chapter 2	**Chapter 3**	**Chapter 4**	
Single Houses	**Grouped Dwellings**	**Multiple Dwellings**	
All codes	All codes	**Part 1:** R10 to R60	**Part 2:** R80 and above; LR, MR and HR (R-AC)

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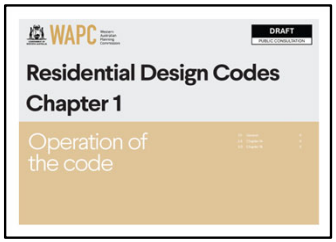
The new structure is built around a simple principle:

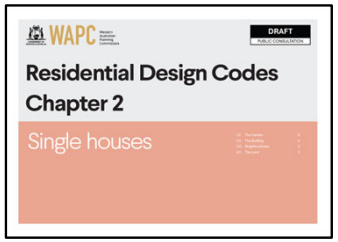
Find your development type and go straight to the relevant chapter

Chapter 1



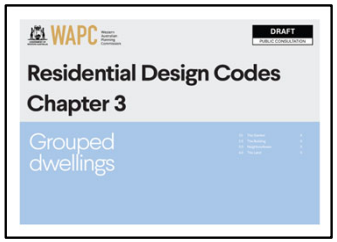
Operation of the Code

Chapter 2



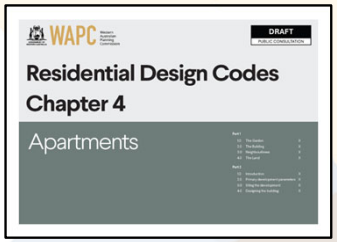
All single houses

Chapter 3



All grouped dwellings

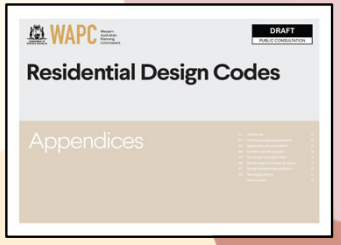
Chapter 4



All apartments

- Part 1 (R10 - R60)
- Part 2 (R80+; LR, MR, HR)

Appendices



Definitions, submission requirements etc.

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Chapter structure

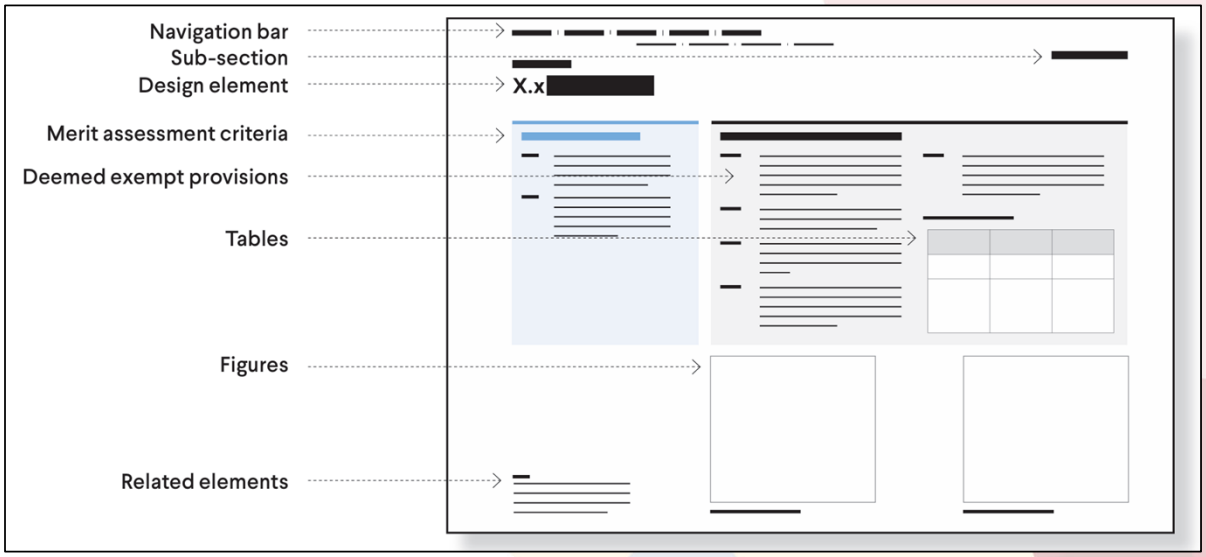
Each Chapter follows the same structure:

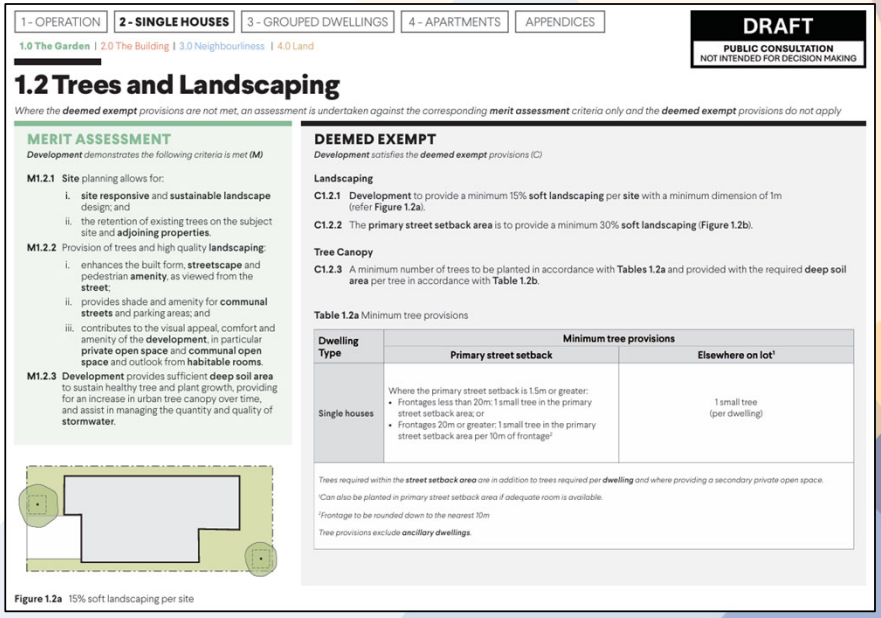
1.0 The Garden

2.0 The Building

3.0 Neighbourliness

4.0 Land





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Supporting a broader cultural shift

Proposed changes:

Updated:

- guidance material
- assessment processes
- consultation practices
- reporting templates

To move away from a "compliant versus non-compliant" view.

Both pathways play an important role in delivering good planning and design outcomes.

What this means in practice:

The proposed changes recognise that good planning outcomes can be achieved through either pathway.

The focus of assessment should be on whether a proposal achieves the objectives and intended outcomes of the R-Codes, rather than whether it strictly meets every deemed exempt provision.

The outcome?

- ✓ Reduced "compliant vs non-compliant" thinking
- ✓ Greater focus on planning and design outcomes
- ✓ More consistent consultation and decision-making
- ✓ Improved understanding of the merit assessment pathway

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Clarifying assessment pathways

~~Deemed-to-comply~~ → Deemed exempt

~~Design principles~~ → Merit assessment

- Updated terminology for proposals considered under a deemed-to-comply pathway that better reflects how the assessment framework operates.
- Updated guidance material, assessment processes, consultation practices and reporting templates.

What this means in practice:

Benefits include:

- ✓ Flexibility to respond to site context
- ✓ Supports innovation and good design
- ✓ Support for innovative design solutions
- ✓ Focuses on planning and design outcomes rather than predetermined standards

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Manner and Forms

The (decision maker) has received an application for development approval for the following purpose and public comments are invited.

Lot No:	Street No:	Street:
Suburb:		

Proposal: (description of land use and related works)

The following elements are being considered in accordance with the merit assessment pathway (delete those not applicable):

Relevant merit assessment criteria	Relevant area/s of the development
Building height	
Streets setbacks	
Lot boundary setbacks	
Site works and retaining walls	
Streetscape	
Solar access for adjoining sites	
Parking	



Relevant merit assessment criteria	Relevant area/s of the development
Building height	Gable roof above the balcony
Streets setbacks	Façade of bedroom 1
Lot boundary setbacks	Boundary wall to right boundary
Site works and retaining walls	Fill along rear boundary
Streetscape	Garage door width
Solar access for adjoining sites	Overshadowing of rear adjoining property
Parking	One car bay No visitor bay

Details of the proposal are available to the public on the (decision-maker) website.

Submissions may be made on the proposal in the period ending on the (day) day of (month). Comments on the proposal may be submitted to the (decision-maker) in writing on or before that day.

Submissions should focus on the relevant **merit assessment** criteria listed above.

Signed: Dated: For and on behalf of the (decision-maker).

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Local Planning Frameworks

What we heard:

- Modification of the R-Codes through Local Planning Frameworks has created complexity.
- What can be modified between Part B and Part C are inconsistent.
- Local Planning Frameworks can sometimes create unwarranted restrictive built form outcomes.
- Local Planning Frameworks outside of the Perth and Peel regions often need to address regional-specific problems.

Proposed Changes:

- Limit provisions that Local Planning Frameworks can modify without WAPC approval.
- Allow for modification without WAPC approval where it will result in more permissive outcomes.
- Provide additional provisions that can be modified by regional local governments.

Modified without WAPC approval
Regional LG only
WAPC approval

Element	Clause	Modification process	Conditions
3.1 Site cover	All clauses		
3.2 Building height	C3.2.1		Where increasing maximum building height metrics
3.3 Street setbacks	C3.3.1		Only where reducing minimum setback of buildings from the street. This does not apply to garages.
	All other clauses		

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Simpler rules for lower density development

Reducing complexity & improving consistency across development provisions for single houses, grouped dwellings and low-density apartments.

Refer to Information Sheet 3



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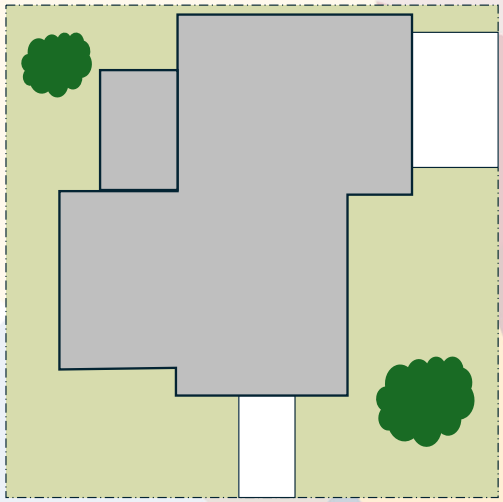
Site cover

What we heard:

- Preference for consistency in the application of **site cover** or **open space** across dwelling types and density codes.
- Small lots may not warrant site cover provisions.
- For small lots building footprint is managed by private open space, setbacks, landscaping etc.

Site cover:



Proposed changes:

- Application of **site cover** rather than **open space** metrics across all dwelling types and density codes.
- Removal of site cover for R30 and above.

R2 & R2.5	R5	R10	R12.5	R15-25
15%	35%	45%	50%	55%

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Building height

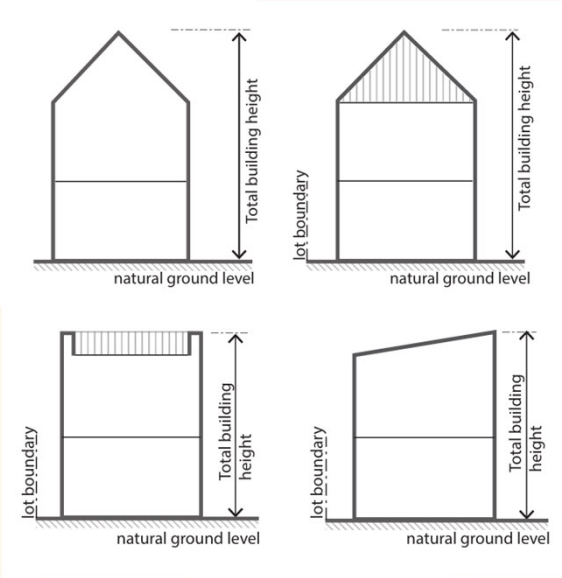
What we heard:

- Specifying height based on roof types is overly complex and restricts design flexibility.
- Support for increased building height in R40.

Proposed changes:

- Apply only a maximum number of storeys and a single maximum total building height regardless of roof type.
- R40 increased from 2 to 3 storeys

R-Coding	Maximum number of storeys	Maximum total building height
R2-R35	2	10m
R40-R60	3	13m
R80, R100, R160 and LR, MR and HR	4	16m





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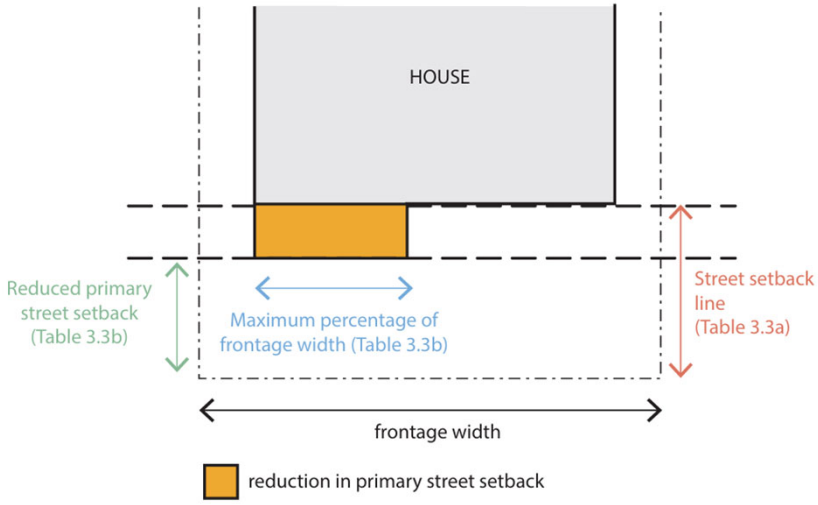
Street setbacks

What we heard:

- Averaging and compensating assessment method is overly complex and applied inconsistently.
- Support for current Part C minimum setback approach with greater flexibility in projection width.

Proposed changes:

- Average street setback replaced with single setback and projection metrics consistent with Part C.
- Updated building reductions to allow for greater width projections for narrow lots to ensure improved streetscape outcomes.
- Garage setback reduction applicable where cars will not overhang existing or future planned pedestrian footpaths.



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Lot boundary setbacks

Proposed changes:

- Single-density based setback approach, with setbacks based on wall height
- Reduced rear lot boundary setbacks for R5-R15
- Additional boundary wall provisions for narrow lots with rear laneways.
- Simplified boundary wall length calculation approach.

R-Coding		Side Setback	Rear Setback
R2		10m	
R2.5		7.5m	
R5 and above	Wall height up to 3.5m	1m	3m (applicable to R5-R15 only)
	Wall height 3.6m to 7m	1.5m	
	Wall height above 7.1m	2.0m	

What we heard:

- Support for a simplified consistent method for calculating lot boundary setbacks.
- Lot boundary setbacks based on windows duplicates visual privacy provisions.
- Support for greater design flexibility for boundary walls.

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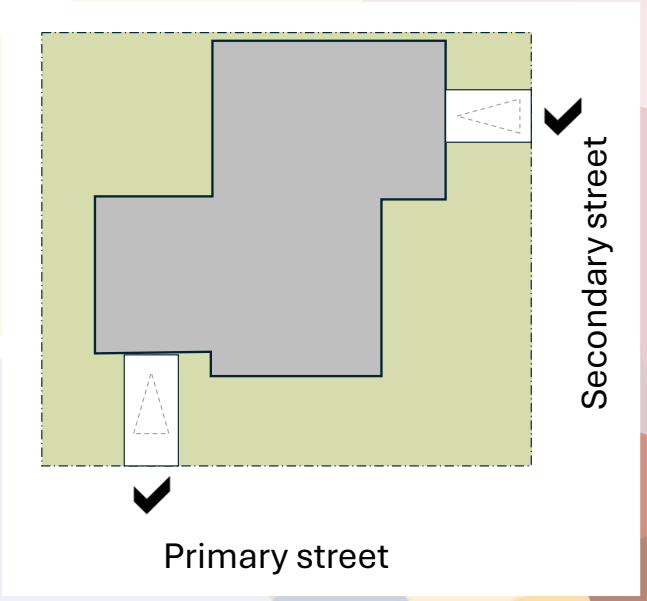
Access

What we heard:

- Preference for greater flexibility to choose driveway location on corner lots.
- Support for relaxed sightlines provisions for low-risk environments

Proposed changes:

- Vehicle access able to be taken from either the primary or secondary street for corner lots.
- Sightline provisions exempt where an existing or planned pedestrian path or road alignment is more than 1.5m from the street boundary.
- Reduced truncations for right of ways/communal streets.



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Visual Privacy

What we heard:

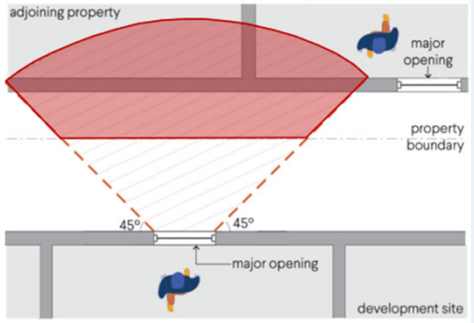
- Desire for greater design flexibility relating to visual privacy
- Preference for reduce DA triggers where overlooking does not actually impact privacy
- Preference to move away from provisions which incentivise poor internal amenity outcomes (e.g. obscured glazing, or excessive screening).

Type of habitable room/ active habitable space *(with a floor level of more than 0.5m above natural ground level)*	Cone of vision radius
Major opening from bedroom and study	3m
Major opening from habitable room other than bedroom and study	4.5m
Outdoor active habitable space	6m

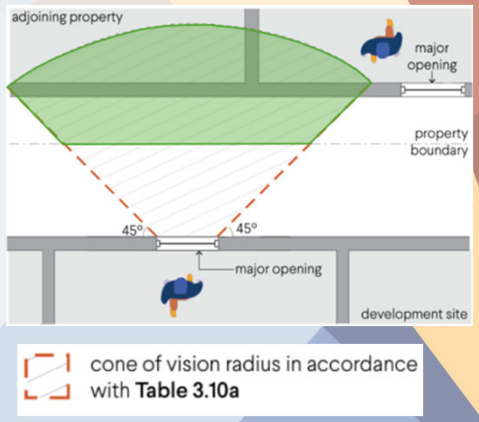
Proposed changes:

- Reduced cone of vision setback distances in low density codes.
- Merit assessment only triggered where overlooking from a window or balcony occurs to an adjoining outdoor living area or window to a habitable room.
- Merit assessment not triggered where cone of vision falls within the street setback area.

Current R-Codes (Volume 1 Part B)
Not exempt where cone of vision extends to any part of adjoining property



Updated R-Codes
Exempt unless impacting major opening or active space



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Private Open Space

Proposed changes:

- Maintain a split approach for private open space provisions.
- Moderate reduction to primary garden area minimum size provisions.
- Maximum permanent roof cover changed to percentage metrics for all R-Codes and site area sizes (including below 160m^2).
- New provision to provide for outdoor living area/private open space within the front setback, where fencing meets visual permeability provisions.

Outdoor living area
Single houses: R2 – R40
Grouped dwellings: R2 – R25

R-Code	Min OLA
R2-R15	N/A
R17.5	36m^2
R20-25	30m^2
R30-R35	24m^2
R40	20m^2

Primary garden area
Single houses: R50 – R80
Grouped dwellings: R30 – R80

Site Area (m^2)	Min OLA
Greater than 220	35m^2
191 – 220	30m^2
161 – 190	25m^2
131 – 160	20m^2
100 – 130	16m^2

What we heard:

- Preference for consistency in assessment methodologies and metrics.
- Limited support for any increase outdoor living area provisions.
- Primary garden area provisions are broadly considered too large and commonly trigger development applications.
- Significant changes to private open space currently would impact efficient delivery of housing supply.

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Landscaping

What we heard:

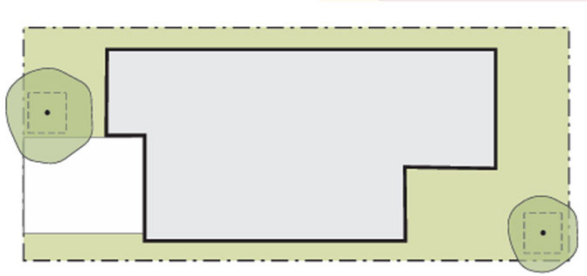
- Need for greater tree planting and soft landscaping for low density development.
- Preference for consistency in trees and landscaping provisions across dwelling types and density codes.

Proposed changes:

- Minimum 15% soft landscaping applies per site to all development types and density codes.
- Minimum 30% soft landscaping applies within the front setback area for all development types, reduced from 50% impervious surfaces currently applicable under Part B.

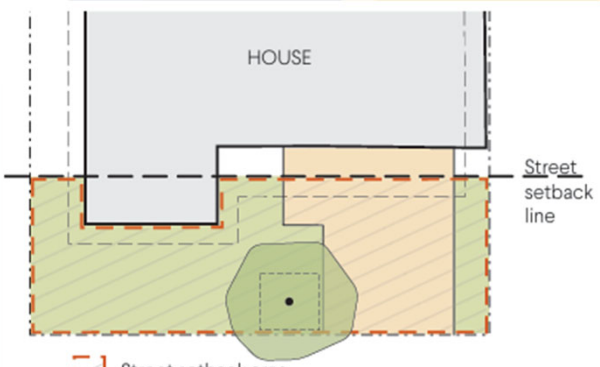
On the lot

15%



Front setback area

30% soft landscaping



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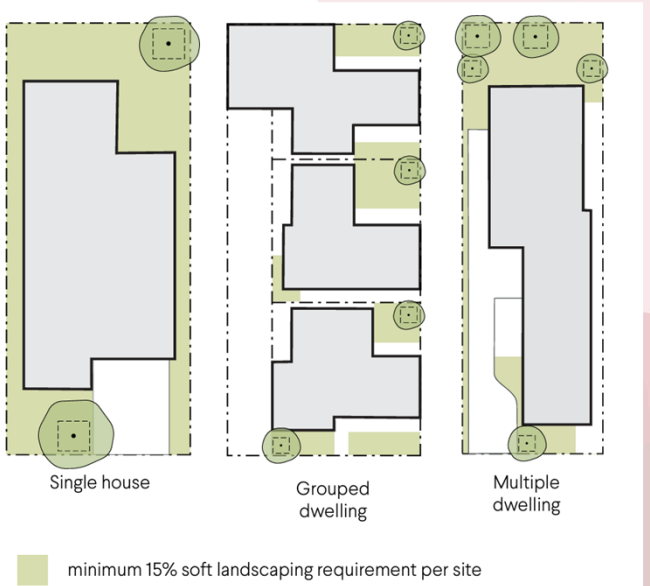
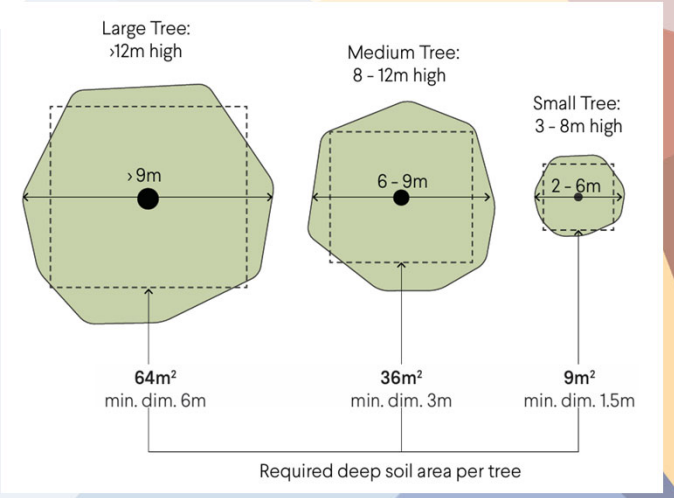
Trees

Proposed changes:

- Expanded tree planting provisions and incentives to all development.

Single houses and grouped dwellings	Low density apartments
Primary street setback • Frontages less than 20m: 1 small tree • Frontages 20m or greater: 1 small tree per 10m of frontage	**On the lot:** • Existing provisions retained. • Minimum tree provisions set by lot size. • Minimum deep soil area set per tree
Elsewhere on the lot 1 small tree (per dwelling)	
Tree retention incentives The soft landscaping percentage (15%) may be reduced to 10% where a significant existing tree is retained on site.	





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Solar access and natural ventilation

What we heard:

- Window size and ventilation provisions duplicate National Construction Code (NCC) requirements.
- Mixed preference for retention or removal of solar orientation provisions.

Proposed changes:

- Window size and ventilation provisions deleted due to duplication with NCC requirements.
- Solar orientation provisions retained for a window in the primary living area to be oriented between N/W and E as it currently applies.
    - o Single houses R50 and above.
    - o Grouped dwellings and multiple dwellings R30 and above.

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Ancillary dwellings

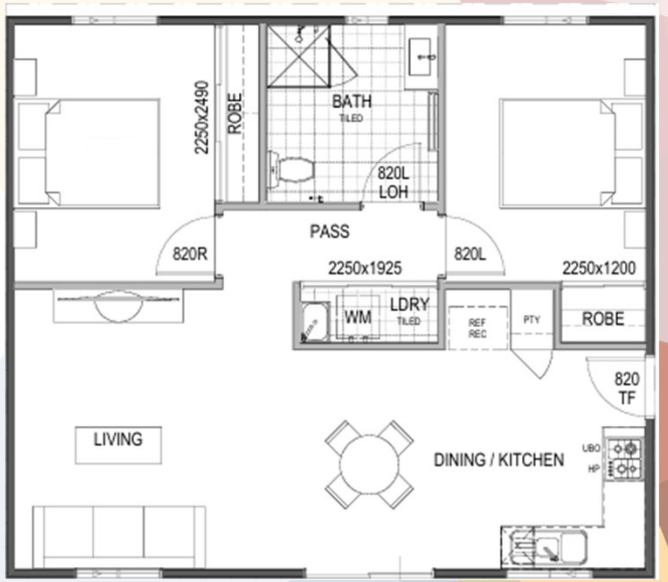
What we heard:

- Preference for greater design flexibility for ancillary dwellings to support housing supply and diversity.
- Provisions need to ensure ancillary dwellings remain incidental to the primary dwelling.

Proposed changes:

- Maximum internal floor areas for all ancillary dwellings increased from 70m^2 to 90m^2.
- 70m^2 floor area remains applicable when associated with small dwellings.
- Design principles updated to include requirement for ancillary dwelling to ‘remain incidental to the primary dwelling’

70m^2



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Regional differences

What we heard:

- Generally aligned with metropolitan local government feedback.
- Preference for current Part B and Part C car parking minimums to be retained for regional areas
- Support for existing rules around local planning framework variations for regional local governments
- Support for existing climate related exclusions

Proposed changes:

- Provided separate car parking table for regional areas which applies existing Part B and Part C minimums.
- Does not apply Location A
- Local planning framework rules carried across
- Existing climate related exclusion carried across

Table 2.3b – Car parking provisions outside of the Perth and Peel regions

	Type of dwelling	Minimum parking space (s) for R40 and below (per dwelling)	Minimum parking space (s) for R50 and above (per dwelling)
Occupant car parking	Ancillary dwelling	1	0
	Studio and 1 bedroom dwelling	1	1
	2 bedroom dwelling	2	1
	3+ bedroom dwelling	2	1
Visitor car parking	**Number of dwellings**	**Minimum parking**	
	0-4 dwellings	No visitor parking required	
	5+ dwellings	0.15 bays per dwelling for the total number of dwellings	

*Calculations of parking ratios shall be rounded to the nearest whole number, with fractions of 0.5 or greater rounded up (for example, 1.4 bays is rounded to 1 bay and 1.5 bays is rounded to 2 bays). Minimum parking applies to all types of parking on site including (but not limited to) **garages**, **carports**, uncovered spaces, undercroft and **basement** parking.*

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Flexibility for apartments

Supporting a greater diversity of housing and increased flexibility for apartment development in appropriate locations.



Refer to Information Sheet 4

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Flexibility for apartments

What we heard:

- Stakeholders identified the need for a simpler apartment coding system
- There is a need for additional density codes that can be applied through local planning schemes, reducing the need for precinct structure planning.

Proposed changes:

- Replace the current R-AC apartment coding system with a simpler code names Low Rise (LR), Mid Rise (MR) and High Rise (HR) structure.
- Deletion of R-AC2
- One new MR code supporting development up to 6-storeys
- Two additional HR codes supporting development up to 16 and 20 storeys.
- New density codes would only be applied through future local planning scheme amendments.

Current code name	Proposed code name
R-AC4	LR1
New code	MR1
R-AC3 & R-AC2	MR2
R-AC1	HR1
New code	HR2
New code	HR3
R-AC0	R-PA (name change only)

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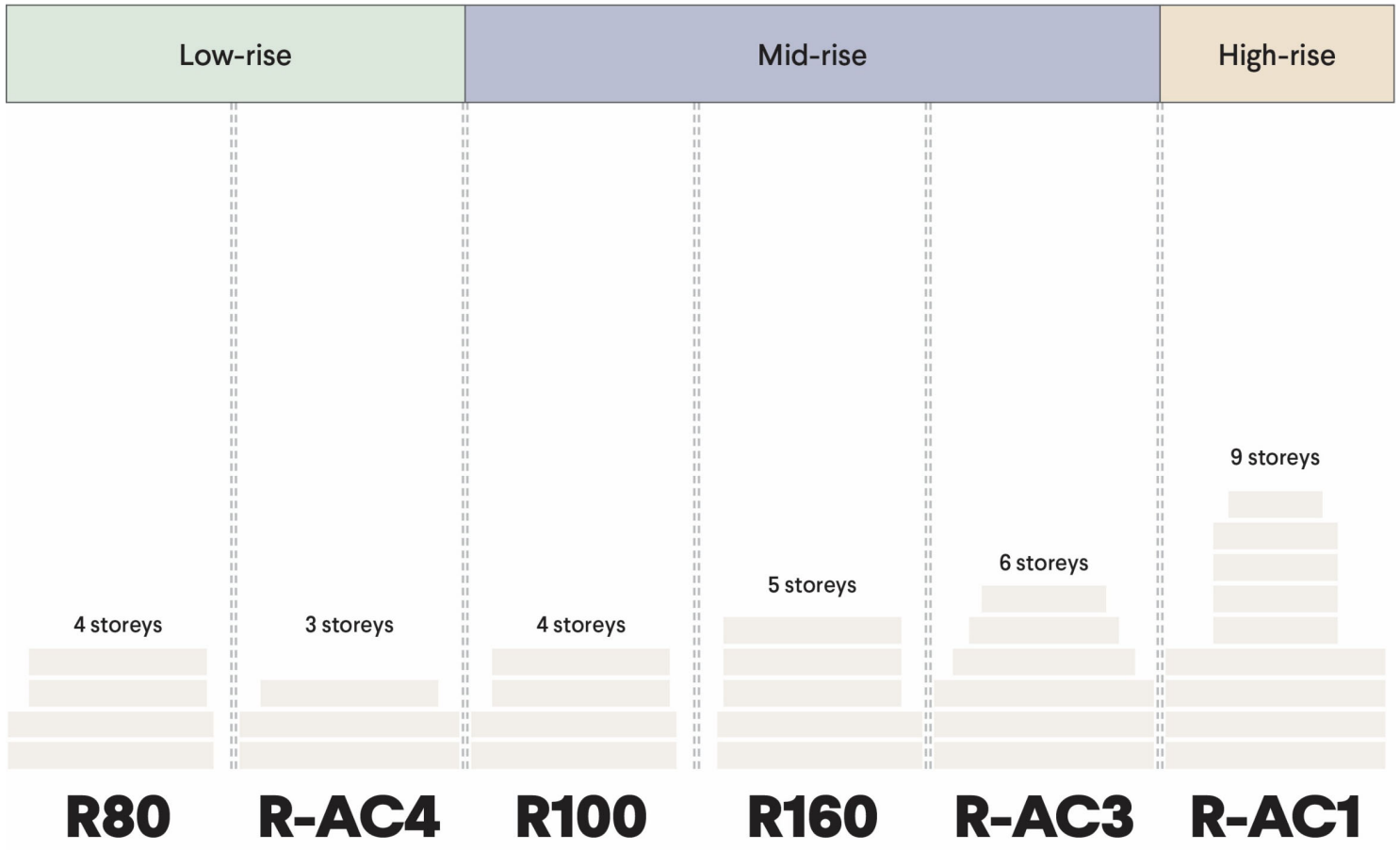
Current density settings for apartments



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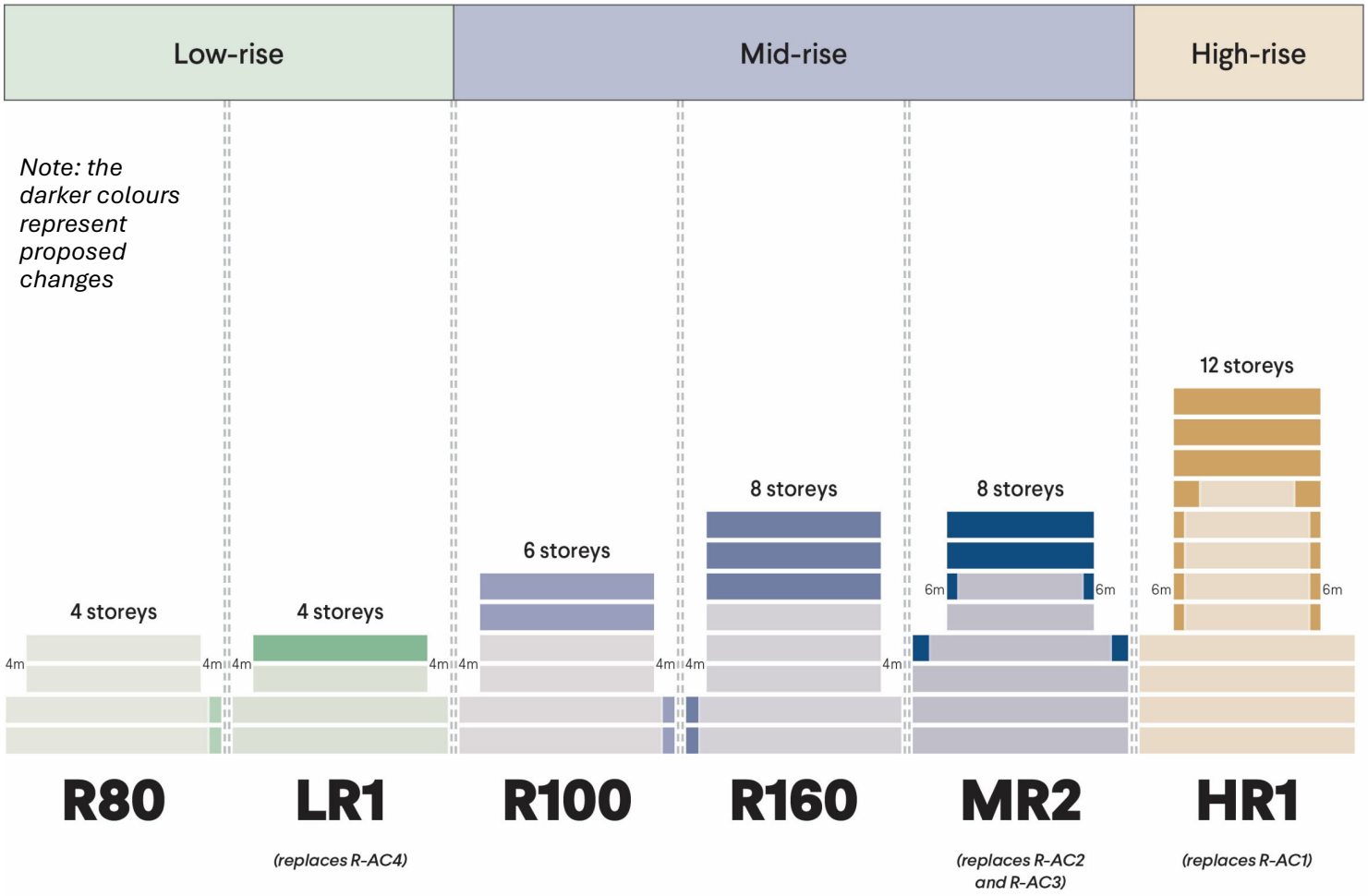
Proposed changes to density settings



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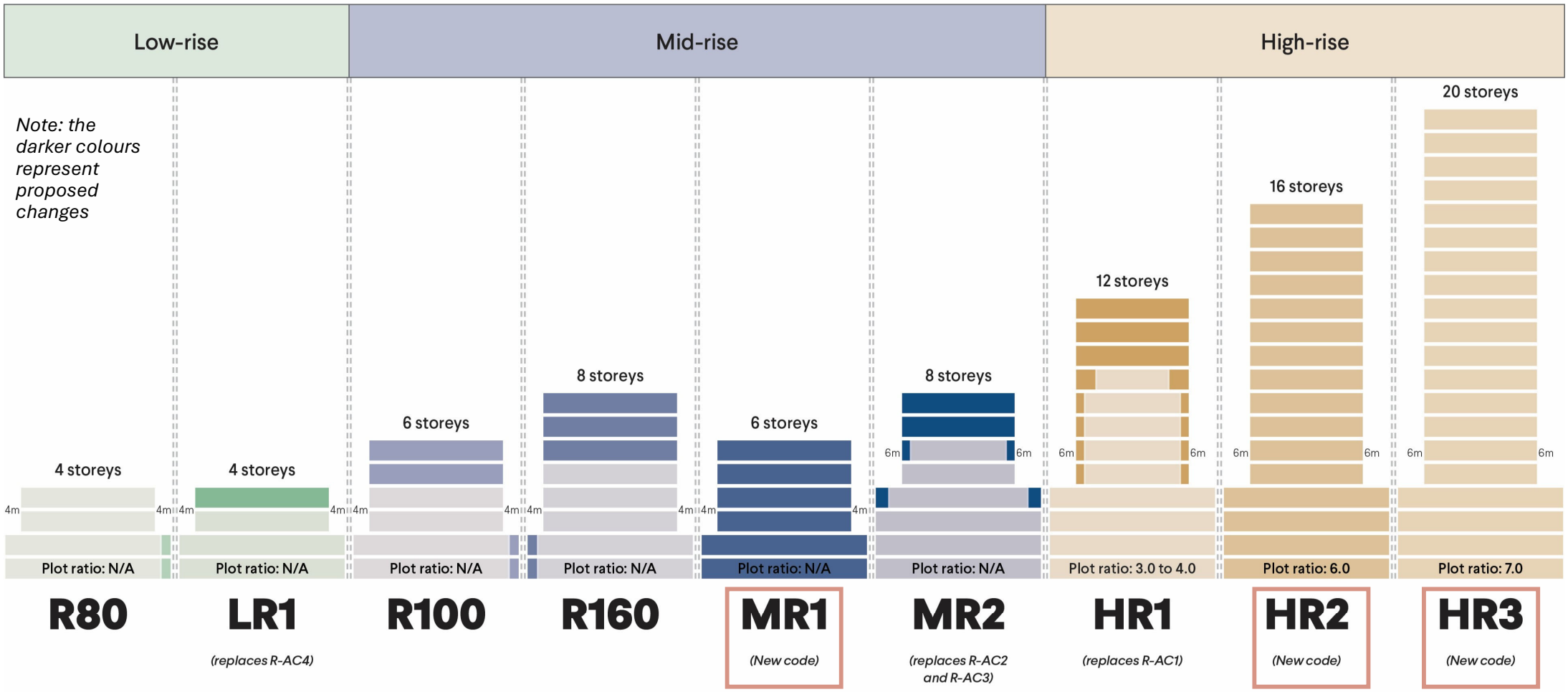
Proposed additional codes



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Setbacks, building separation and visual privacy

What we heard:

- Setback, building separation and privacy provisions can be complex to apply.
- Provisions can overlap and manage the same planning issue.
- The combined effect of these provisions can reduce design flexibility, development feasibility and internal amenity for occupants.
- Existing provisions can result in heavily stepped building forms ("wedding cake" buildings) without always improving privacy or amenity outcomes.

Proposed changes:

- Simplified setback and building separation provisions
- Reduced rear setbacks in selected apartment codes
- Revised visual privacy assessment methodology and reduced cone of vision
- Removal of upper-floor stepping provisions

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Building separation

Before

	Separation between:	Building height		
		≤ 4 storeys (up to 15m)	**5-8 storeys** (up to 28m)	**≥ 9 storeys** (over 28m)
Within site boundary	Habitable rooms/balconies	12m	18m	24m
	Habitable and non-habitable rooms	7.5m	12m	18m
	Non-habitable rooms	4.5m	6m	9m
To adjoining property boundaries	Habitable rooms/balconies and boundary	Refer *2.4 Side and rear setbacks* (Table 2.1) and *3.5 Visual privacy* (Table 3.5)	9m	12m
Distances apply from major openings of rooms, or the inside of balustrading of balconies. Average dimensions may be applied subject to major openings meeting other requirements for privacy, daylight and the like.				

After

Application	Building Separation	Building height	
		Up to 4 storeys	5 storeys and above
All R-Codes	**Within site boundary**	3m	6m
MR2, HR1, HR2 and HR3	**To adjoining property boundary, where the adjoining property is coded R60 or below**	Refer *2.4 Side and rear setbacks* (Table 2.1) **and** *3.5 Visual privacy* (Table 3.5)	9m
	To adjoining property boundary, where the adjoining property is coded R80 or above		6m

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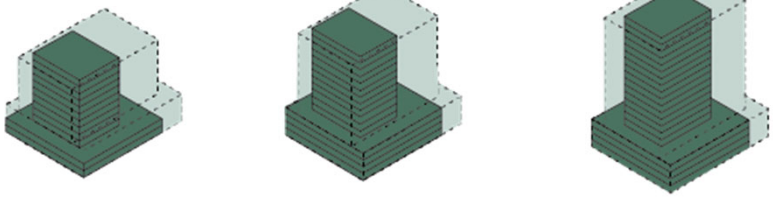
Plot ratio

What we heard:

- Plot ratio is often not the primary factor shaping apartment development outcomes.
- Other parameters, such as building height, setbacks and parking often have a greater influence.
- Plot ratio continues to assist in communicating development intensity and managing building bulk, particularly for taller apartment buildings.

Proposed changes:

- Removing plot ratio for apartment development in:
  - R80, R100, R160, LR1 (currently R-AC4), MR1 and MR 2 (currently R-AC2 and R-AC3)



Streetscape contexts and character	R-Code	Plot ratio proposed
Low rise	R80	N/A – No plot ratio applied
	LR1 (R-AC4)	
Mid rise	R100	
	R160	
	MR1 **(new code)**	
	MR2 (R-AC3)	
High rise	HR1 (R-AC1)	4.0
	HR2 **(new code)**	6.0
	HR3 **(new code)**	7.0

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Car parking

What we heard:

Minimum parking can:

- Increase development costs
- Impact housing affordability
- Reduce the number of homes that can be delivered.

Parking often has a significant influence on apartment design and development feasibility.

Design testing showed minimum parking requirements (not building height or plot ratio) were the most consistent limiting factor on achievable density.

1 in 5

Perth households had more allocated spaces than cars – the highest rate of over supply nationally[1]

19%

of Perth apartments within 5km of the CBD have no car – yet parking is still mandated

$137,000

added to the cost of a typical 2-bed apartment in Perth by minimum parking requirements

[1] *De Gruyter et al. (2023), Do apartment residents have enough car parking? An empirical assessment of car parking adequacy in Australian cities.*

[2] *Grattan Institute (2026), Axe car-parking rules to cut the cost of housing.*

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Car parking

Proposed changes

- Removal of minimum occupant parking for all apartments.
- Reduced visitor parking provisions for Location A.
- Location A not applicable to regions outside of the Perth and Peel regions.
- Redefined maximum parking - average rate of 2 bays per dwelling.

Table 3.9 Parking ratios

Parking types		Location A	Location B
Resident Car parking [1]		No minimum	
Visitor car parking [1]	0-4 dwellings	No visitor parking required	
	5+ dwellings	0.1 bays per dwelling	0.15 bays per dwelling
Bicycle parking [1]	Resident	0.5 space per dwelling	
	Visitor	0.1 space per dwelling	

Important to note!

Parking Minimums Removed ≠ No Parking

- Developers continue to provide parking, but at lower rates.
- Melbourne apartments (within 10 km of the CBD) provided:
  - **1.2 spaces per dwelling** where minimum parking requirements applied
  - **0.7 spaces per dwelling** where no minimum requirements applied
- Removing minimums does not eliminate parking
- Parking supply adjusts to market demand and location

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Lot size and density

Exploring opportunities to support housing supply and housing choice through changes to lot size, density and subdivision provisions.



Refer to Information Sheet 5

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Supporting housing choice and supply

Perth and Peel
47% infill target

- **More housing in needed in established areas**
- **Housing delivery can be limited by lot size requirements**
- **A range of housing solutions are needed**
- **Greater flexibility can support housing choice and infill**

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Lot size and density – consultation

Proposed changes

- Provisions drafted into the R-Codes
- Feedback sought on draft provisions

Relates to:

- Average site area changes for single houses and grouped
- Average site area variations for apartments R40 – R60

Potential changes

- Potential reform tested through consultation
- Provisions not drafted
- Feedback seeking to understand:
  - Broad level of support
  - Implications and safeguards
  - Preferred implementation approaches
  - Potential impacts and implications

Relates to:

- Existing dwelling retention
- Dual frontage lots
- Simpler approval processes
- Maisonette developments

What does this look like?

Potential change:

- Annotations within the drafted R-Codes to draw attention.
- Specific survey questions to seek direct feedback.

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Proposed: Average site area reform

What we heard:

- Average site area controls can limit subdivision opportunities, even where minimum lot size requirements can still be achieved.
- Removing average site area controls can create flexibility and help additional housing opportunities be realised.

What is proposed?

Remove average site area for:

Development Types	R-Codes	Regions
Single Houses & Grouped Dwellings	R10 - R25	Perth & Peel

Intended outcomes

- ✓ More housing choice within existing neighbourhoods.
- ✓ Better use of existing infrastructure and services.
- ✓ Increased lot size and density flexibility.
- ✓ Potential Yield Increase of **72,905 lots**.
- ✓ Total Potential Yield of **104,549 lots**.

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Land size and density – Potential changes

What is being contemplated?

Site area concessions for retaining dwellings:

- 10% reduction in minimum site area where an existing dwelling is retained.

Expand concessions for dual frontage lots:

- Expand on current OP 2.2 concessions.

Local Governments to consider site area variations:

- Up to 5 per cent through a development approval.
- Greater than 5 per cent for corner lots through a development approval.

Maisonette housing:

- Low scale apartments in R10-R25 coded areas.

Intended outcomes

- ✓ Reduced unnecessary demolition
- ✓ Retention of neighbourhood character
- ✓ Increased lot size and density flexibility
- ✓ Unlocking additional housing supply
- ✓ Better utilise sites with two street frontages
- ✓ Reduced duplication and greater consistency in decision making

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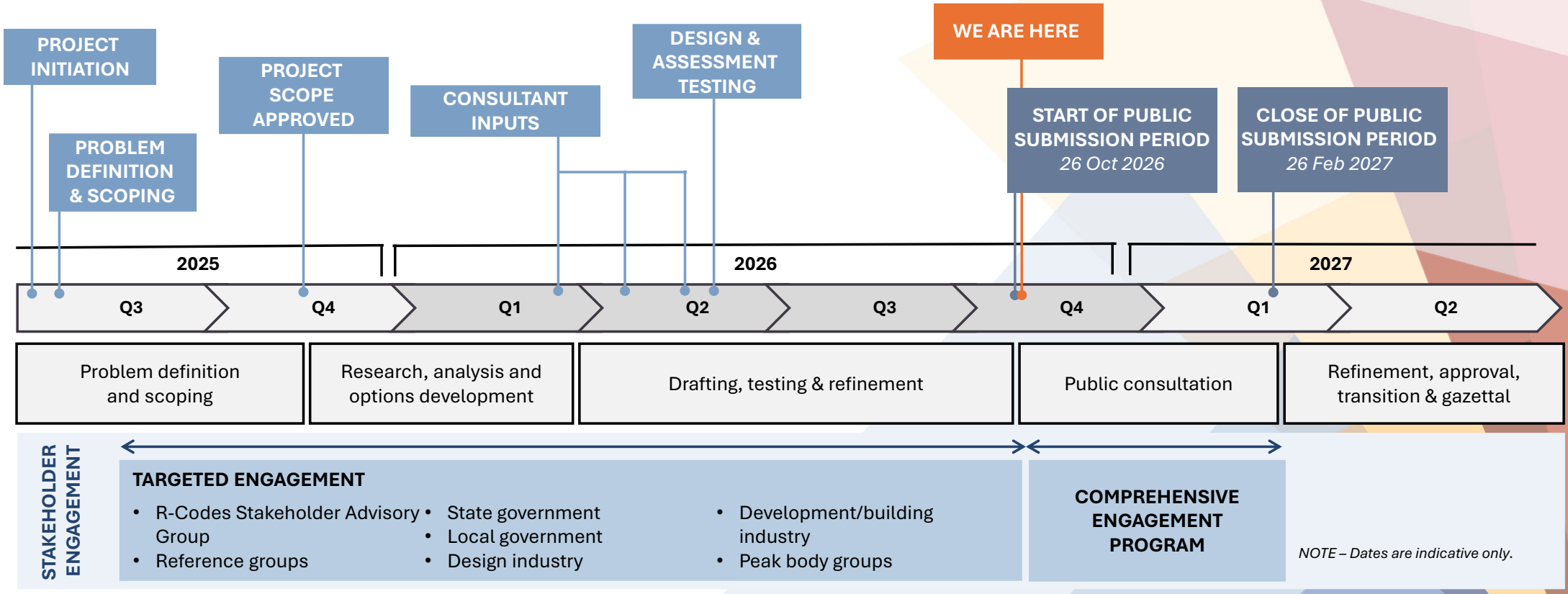
Where to from here?



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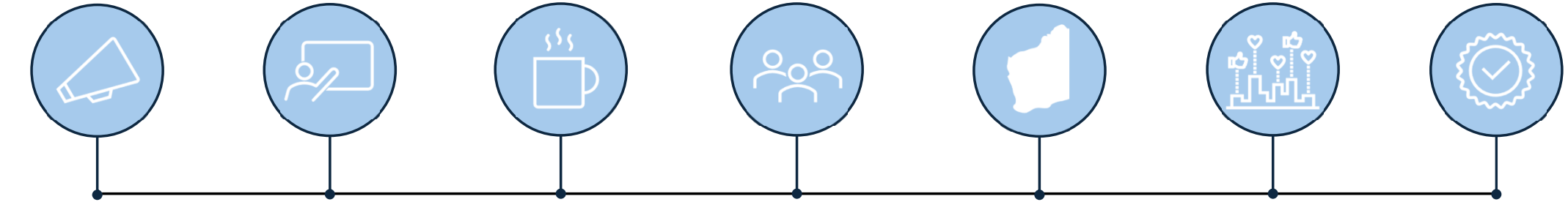
Next steps:

Public Consultation Period
26 October 2026 – 26 February 2027



Consultation Opens
26 October 2026

Consultation Open Briefings
WALGA: 26 Oct
Industry: 2 Nov

PIA Breakfast
30 October 2026

Metro Workshops
Early November 2026

Regional Workshops
Late November 2026

Community pop-ups
December 2026

Consultation Closes
26 February 2026

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Information Sessions

Local Government Briefing
28 October 2026
Completed

PIA Breakfast
30 October 2026
Completed

Industry Briefing Session
3 November 2026 – 10am-12pm
Completed

Community Groups Briefing
5 November 2026 – 10am-12pm

Perth & Peel Workshops (x4)
5 November 2026 –
18 November 2026

Regional Roadshow

Mid West Region
16 November 2026

Great Southern
16 November 2026

Wheatbelt Region
19 November 2026

Kimberley Region
19 November 2026

Goldfields-Esperance Region
23 November 2026

Pilbara Region
25 November 2026

South West Region
26 November 2026

Gascoyne Region
27 November 2026

Community Pop-Ups

Northern suburbs
Stirling Libraries – Karrinyup
Sat, 28 Nov 2026. 10am – 1pm

Eastern suburbs
Swan Active, Midvale
Wed, 2 Dec 2026. 4pm – 7pm

Southern suburbs
Civic Square Library, Booragoon
Thu, 3 Dec 2026. 4pm – 7pm

Western suburbs
Bay View Community Centre, Claremont
Sat, 5 Dec 2026. 10am – 1pm

Central suburbs
Beatty Park Leisure Centre, North Perth
Thu, 10 Dec 2026. 4pm – 7pm

Online drop-in via Teams
Tue, 8 Dec 2026. 11am – 1pm

Resources available on Have Your Say WA:



Detailed Table of Changes



Information Sheet 1:
About the R-Codes review



Information Sheet 2:
Structure and usability



Information Sheet 3:
Simpler rules for lower density development



Information Sheet 4:
Flexibility for apartments



Information Sheet 5:
Lot size and density

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Have your say

We are seeking feedback on whether the proposed changes:

- ✓Achieve the intended reform directions
- ✓Are practical and easy to apply
- ✓Improve clarity and consistency
- ✓May create unintended consequences
- ✓Require refinement before the R-Codes are finalised

Resources available at:

https://haveyoursay.dplh.wa.gov.au

Contact us:

r-codesconsultation@dplh.wa.gov.au

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Thank you

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