



WESTERN AUSTRALIAN
PLANNING COMMISSION

Residential Density & Housing Examples

Perth, WA



Department for Planning & Infrastructure

July 2004

This compilation of residential densities examples is prepared by the Revitalisation & Urban Design Projects Unit on behalf of the Western Australian Planning Commission (WAPC) to provide examples of different residential densities and housing types across Perth. Densities are referred to in relationship to the WAPC Residential Development (RD) Codes.



INTRODUCTION

One of the principal aims of *Liveable Neighbourhoods* is "to provide a variety of lot sizes and housing types to cater for the diverse housing needs of the community at a density that can ultimately support the provision of local services." With a wide range of different densities provided for under the RD-codes and the different possibilities offered by architectural design and modern building construction technology, it can be difficult to visualise how these different residential densities would look on the ground.

The following images collected from various locations in Perth are compiled to illustrate the possible built form and appearance of different densities, from R10 to R190. These images have been compiled to provide an information tool for the community, local government, designers, planners and developers.

***Liveable Neighbourhood* policy also encourages higher density development near transit centres and activity centres. The examples shown here will give a clearer visual understanding of what can be achieved with higher density residential development around these locations.**



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Residential Density & Housing Examples

Flora Terrace, North Beach

R10



**Location = Flora Terrace
North Beach**

LGA = City of Stirling

Area = 1,000m² approx.

Detached houses

Achieved Density = R10

Coded Density = R20





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Residential Density & Housing Examples

Cliff St, Sorrento

R12



Location = Cliff St, Sorrento
LGA = City of Joondalup
Area = approx 850m²
No. of units = 1 detached house
Achieved Density = R12
Coded Density = R20





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Residential Density & Housing Examples

Jacqueline St, Bayswater

R25



Location = Jacqueline St, Bayswater
LGA = City of Bayswater
Area = 1367m²
No. of units = 3 survey strata lots
(379m², 357m², 416m² and
common property of 214m²)
Average lot size = 384m²
Achieved Density = R25
Coded Density = R17.5/25





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Residential Density & Housing Examples

Daly St, Belmont

R25

Location = Daly St, Belmont

LGA = City of Belmont

Area = 835m²

No. of units = 2-duplex units

Average lot size = 417.5m²

Achieved Density = R24 *

Coded Density = R20

(May have been approved under
previous coded density)*



Location = Daly St, Belmont

LGA = City of Belmont

Area = 1229m²

No. of units = 3-triplex units

Average lot size = 419.7m²

Achieved Density = R24.4 *

Coded Density = R20

(May have been approved under
previous coded density)*





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Residential Density & Housing Examples

*Tanami Gardens,
Tanami Crescent, Ellenbrook*

R25



**Location = Tanami Gardens,
Tanami Crescent,
Ellenbrook**

LGA = City of Swan

**Area = approx 1.70ha
(excluding POS of 4780m²)**

No. of units = 33 single dwellings

**Average lot size = 350m²
(varies from 295-440m²)**

Coded Density = R25

Achieved Density = R25





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Residential Density & Housing Examples

*Darwin Terrace, Mariners Cove,
Mandurah Bypass/Mariners Cove Drive, Mandurah*

R25



**Location = Darwin Terrace
Mariners Cove, Mandurah**
LGA = City of Mandurah
**Area = approx 13 ha (Stage 1 of
Mariners Cove Estate)**
No. of units = 97 single dwellings
Lot sizes = varies from 320-799 m²
Coded Density = R25
Achieved Density = R25





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Residential Density & Housing Examples

Webster St, Nedlands

R35



Location = Webster St, Nedlands
LGA = City of Nedlands
Area = 1022m²
No. of units = 4 grouped dwelling units
Coded Density = R35
Achieved Density = R35
Average area per lot = 255.5m²
Dwelling sizes = 92 – 94m² each
(2 bedrooms and combined kitchen/
dining / living room, with a 5m by 5m
courtyard).
- Aged persons accommodation.





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Residential Density & Housing Examples

Subiaco Village, Subiaco Centro

R35



Location =

Area bounded by Salvado Rd, Harborne St, Juniper Bank Way/Mere View Way & Greenwood Lane, Subiaco Centro.

LGA = City of Subiaco

Development Authority = Subiaco
Redevelopment Authority (SRA)

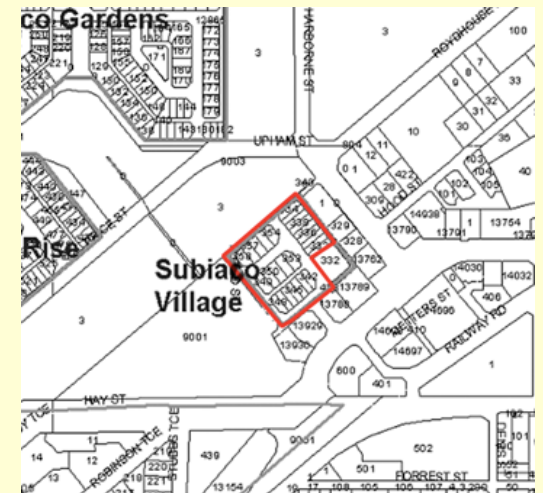
Area = approx. 1.15ha

Coded Density = R60

Achieved Density = R35

Average lot size = 265m² (229 - 315m²)

Type of development = 26 townhouses,
park & car parks



Residential Density Examples

Joondalup North, Joondalup

R40



Studio apartment on top of garage as viewed from laneway



Location = Area within Joondalup Dr, Lakeside Dr & Grand Bvd, Joondalup
LGA = City of Joondalup
Coded Density = Zoned 'City Centre' coded R60
Lot sizes = mostly varies from approx. 220 - 350 m²
Achieved Density (based on lot sizes) = R25 - R40 approx.
(Note: Studios over garages are not included in density calculations as additional dwellings)





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Residential Density & Housing Examples

Castle St / Lawley St / Flora Terrace North Beach

R40



**Location = Castle St / Lawley St /
Flora Tce, North Beach**
LGA = City of Stirling
Area = 6536m²
No. of units = 24 single dwellings
Achieved Density = R 37
Coded Density = R40
Average area per lot = 272m²
(lot sizes = 200 - 292m²)

*(Note: Density calculation includes
common access area)*





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Residential Density & Housing Examples

Town Houses at Southside Drive, Hillarys

R45



Location = Hillarys Marina,
Southside Drive, Hillarys
LGA = City of Joondalup
Area = approx 3090m²
(Area not coded – Parks & Recreation
Reservation)

Achieved Density = R45
No. of units approved =
14 units town houses
Average lot area per unit = 220m²



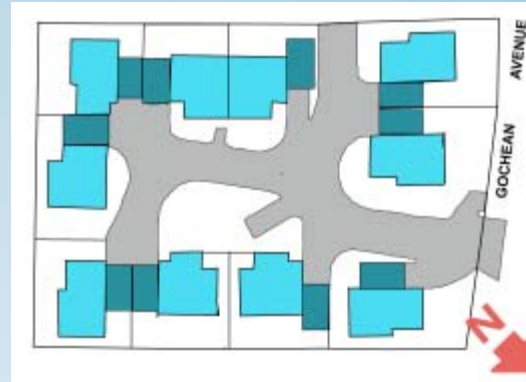


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Residential Density & Housing Examples

Gochean Av
(part of Highway Drive in site), Bentley

R45



Location = Gochean Av, Bentley

LGA = City of Canning

Area = 2256m²

Zoned Density = R60 (ODP)

Achieved Density = R44

No. of units approved = 10 strata units

Average lot area per unit = 225.6m²





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Residential Density & Housing Examples

Tay Place/Kadina St, North Perth

R50



**Location = Corner Tay Place
& Kadina St, North Perth**
LGA = Town of Vincent
Area = 1850m²
Coded Density = R80
Achieved Density = R54
No. of units approved = 10 dwellings
Average lot area per unit = 185m²
**Type of development = Townhouse
apartments**





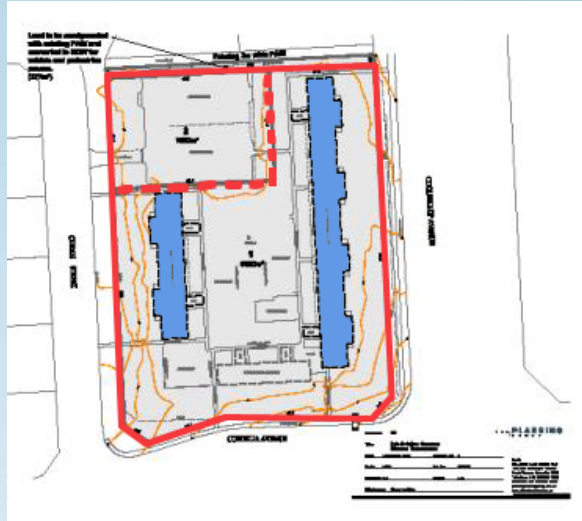
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Residential Density Examples

DHW 'New Living' Program: Walk-up flats Coolbellup Avenue, Coolbellup

R50

BEFORE renovation



Location = Coolbellup Avenue,
Coolbellup
LGA = City of Cockburn
Area = approx 6820m²
(plus a block of 1620m² for future dev)
No. of units approved = 36 apartments
in two three-storey buildings
(plus 9 units on 1620m² site)
Average lot area per unit = 189m²
Achieved Density = approx R50
Coded Density = R50
(application for rezoning to R60)

<This is a Department of Housing 'New Living' Program. The Wirrana apartments at Coolbellup Avenue are owned by the Dept.>



AFTER renovation





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Residential Density & Housing Examples

Bouvard Island, Port Bouvard,

Dawesville (Mandurah)

R60



**Location = Stage 1, Bouvard Island
Northport, Port Bouvard,
Dawesville**

LGA = City of Mandurah

Area = approx. 2990m²

(north of Bouvard Island only)

Total number of dwellings = 17 units

**Coded Density for Bouvard Island
= R40 (in ODP)**

**Achieved Density (for area edged red)
= R60**

**Type of development = single dwellings
(lot sizes ranging from 105m² to 375m²,
average = 176m²)**





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Residential Density & Housing Examples

Constitution St, East Perth

R60
Mixed
Housing
Types

Location =

Area bounded by Trafalgar Rd,
Constitution St, Arden St &
Victoria Garden, East Perth
(part of EPRA's 'Planning Precinct 2:
Constitution Street')

LGA = City of Perth

Development Authority = East Perth
Redevelopment Authority (EPRA)

Area = approx. 2.5ha

Coded Density = R60

Type of development =

single/multiple dwellings & apartments





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Residential Density & Housing Examples

Subiaco Park, Subiaco

R65



Edenderry Terrace

**Location = Subiaco Park: area between
Brigid Rd, Salvado Rd, Haydn
Bunton Drive and Roberts Rd,
Subiaco**

LGA = City of Subiaco

Area = 1.1792ha (excl parks and roads)

**No. of units approved = 78 dwellings
(26 single lots and 52 multiple units)**

Average lot area per unit = 151m²

Achieved Density = R66

Coded Density = R80





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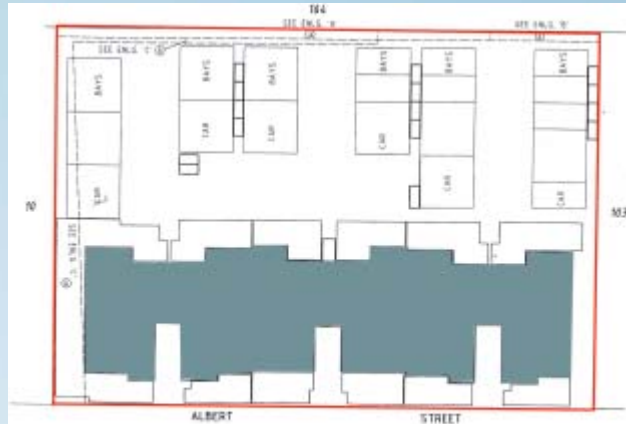
Residential Density & Housing Examples

Albert St, North Perth

R70



Rear view



Site Plan

Ampersand Village, Lot 165, Albert St, North Perth

Location = Lot 165 Albert St,
North Perth
LGA = Town of Vincent
Area = 0.2195ha
Coded Density = R80
Achieved Density = R74
No. of units approved = 16 dwellings
Average lot area per unit = 137m²
Type of development = townhouse
apartments



Locality Plan



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Residential Density & Housing Examples

Haig Park Circle
Off Royal Street, East Perth

R80
Mixed
Housing
Types



Location =

Area bounded by Plain St, Royal St,
Trafalgar Rd & Wittenoom St,
East Perth
(part of EPRA's 'Planning Precinct 2:
Constitution Street')

LGA = City of Perth

Development Authority = East Perth
Redevelopment Authority (EPRA)

Area = approx. 3.73ha

Coded Density = R80

Type of development =

single/multiple dwellings
& apartments (at SE corner)
Commercial (at NW corner)





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Residential Density & Housing Examples

Kadina St, North Perth

R80



**Location = Lot 206 Kadina St,
North Perth**
LGA = Town of Vincent
Area = 0.1278ha
Coded Density = R80
Achieved Density = R80
No. of units approved = 10 dwellings
Average lot area per unit = 128m²
**Type of development = grouped
dwellings**





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Residential Density & Housing Examples

Hill 60 Development,
Great Eastern Highway, Riverdale

R100



HILL 60 DEVELOPMENT S. S. CHANG



Location = Great Eastern Highway,
Rivervale
(former St John of God Hospital site)
LGA = City of Belmont
Area = 2.8398ha
Coded Density = R100
Achieved Density = R100
No. of units approved = 282 res units
- Stages 1 & 2 (southern portion) =
93 units 3 / 4 storeys apartments
& 4 commercial units
- Stages 3 & 4 (northern portion) =
189 units, 5 x 10-storey apts
- 1 lot reserved for historic Hill 60
Homestead (single residential)
Average lot area per unit = 100.7m²





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Residential Density & Housing Examples

Vincent Street, Leederville

R100



Location = Oxford St, Leederville
LGA = Town of Vincent
Area = 0.6991ha
Coded Density = R80
Achieved Density = R100
No. of units approved =

- 68 multiple dwellings
- commercial tenancies

Average lot area per unit = 102m²



Locality Plan



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Residential Density & Housing Examples

Arcadia Court, Subiaco Centro

R110



Location = Site bounded by Roydhouse St, Station St & Hood St, Subiaco Centro.
LGA = City of Subiaco
Development Authority = Subiaco Redevelopment Authority (SRA)
Area = 8001m²
Coded Density = R80
Achieved Density = R110
Type of development = 89 apartments
+ commercial/retail on lower floor
Average lot area per residential unit = 90m²





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Residential Density & Housing Examples

Raffles Hotel Site,
Canning Bridge, Applecross

R150



EAST ELEVATION



SOUTH ELEVATION

Location = Canning Beach Road,
Applecross

LGA = City of Melville

Area = 9581m²

Coded Density = R50/60

Proposed Density = R153

No. of units approved = 147 apartments
+ commercial use (office, restaurant /
café)

- contained within 4 integrated
buildings consisting of 5, 6, 12 & 17
storeys.





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Residential Density Examples

Apartments, Shenton St Northbridge

R190



Location = Shenton St Northbridge
LGA = City of Perth
Area = 1476m²
No. of units approved = 28 apartments
Average area per unit = 52.7m²
Floor area of units = ranging from
55m² to 108m²
Achieved Density = R190

