

# Media Release



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## NEW CODES TO ASSIST HIGHER DENSITY DEVELOPMENT

The Urban Development Institute of Australia (UDIA) has welcomed the introduction today of the new multi unit housing provisions which will form part of the Residential Design Codes (R Codes) in WA.

“The introduction of separate guidelines for higher density housing will mean better outcomes overall for multi dwelling developments,” UDIA CEO Debra Goostrey said.

“Currently the R Codes arbitrarily impose a limit on the number of dwellings on any site meaning that many areas are not developed to their full potential,” Ms Goostrey said. “Developers often make apartments larger just to fill the space rather than being able to provide more housing in that space.”

“This has lead to Perth having some of the most expensive units and apartments in Australia.”

“There are projects, particularly in inner city areas, or near transport or activity nodes, that could quite comfortably accommodate more dwellings, however this has been limited due to the R Codes,” Ms Goostrey said.

“The new multi unit provisions will provide more flexibility by removing minimum site area for multiple dwelling areas and project applications will instead be assessed on their design rather than simply on the number of dwellings and site coverage,” Ms Goostrey said.

“Assessing projects on their design and appropriateness for an area will ensure much better outcomes for home buyers,” Ms Goostrey said.

“It will lead to a bigger range of accommodation types from more affordable, smaller apartments to larger units where appropriate,” Ms Goostrey said.

“UDIA is now looking forward to the full review of the R Codes which will be undertaken over the next two years by the state government.”

“The R Codes primarily apply to low density housing and are out of date and limiting when it comes to innovative housing designs,” Ms Goostrey said.

“UDIA supports the review and hopes for a more flexible approach to the design of subdivisions across WA.”

**End.**

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