

Bonus Plot Ratio Local Planning Policy

Draft April 2026

Version Control

Version #	Date	Action
1	Date of Adoption (00/00/00)	Adopted
2	Date of Amendment	Amended
3	Date of Amendment	Amended

Contents

1.	Citation	4
2.	Purpose and Application	4
2.1	Purpose	4
2.2	Application	4
2.3	Relationship to other Planning Documents.....	4
3.	Objectives.....	5
4.	General Provisions	5
5.	Affordable Rental Housing.....	6
5.1	Objective	6
5.2	Available Bonus.....	6
5.3	Provisions.....	6
5.3.1	Design	6
5.3.2	Applications for Development Approval.....	6
5.3.3	Conditions of approval.....	7
6.	Community Infrastructure	7
6.1	Objective.....	7
7.	Cultural Infrastructure	7
7.1	Objective.....	7
7.2	Available Bonus.....	7
7.3	Provisions.....	8
7.3.1	Design	8
7.3.2	Applications for Development Approval.....	8
7.3.3	Conditions of Approval	8
8.	Pedestrian Links.....	9
8.1	Objective.....	9
8.2	Available Bonus.....	9
8.3	Provisions.....	9
8.3.1	Location.....	9

8.3.2	Access.....	10
8.3.3	Design	10
8.3.4	Applications for Development Approval.....	10
8.3.5	Conditions of Approval	11
9.	Public Spaces	11
9.1	Objective.....	11
9.2	Available Bonus.....	11
9.3	Provisions.....	12
9.3.1	Location.....	12
9.3.2	Access.....	12
9.3.3	Design	12
9.3.4	Applications for Development Approval.....	13
9.3.5	Conditions of Approval	13
10.	Design Excellence	13
10.1	Objective.....	13
10.2	Available Bonus.....	13
10.3	Provisions.....	14
10.3.1	Design Competition	14
10.3.2	Design Integrity.....	14
10.3.3	Applications for Development Approval.....	14
10.3.4	Conditions of Development Approval.....	14
11.	Environmentally Sustainable Design	15
11.1	Objective.....	15
11.2	Available Bonus.....	15
11.3	Provisions.....	15
11.3.1	Design	15
11.3.2	Applications for Development Approval.....	16
11.3.3	Conditions of Approval	16
12.	Heritage Conservation	16
12.1	Objective.....	16
12.2	Available Bonus.....	16
12.3	Provisions.....	17
12.3.1	Conservation Works to a Heritage Listed Place	17
12.3.2	Evidence of Prior Works to a Heritage Listed Place	18
12.3.3	Applications for Development Approval.....	18
12.3.4	Conditions of Approval	18

13. Residential Development.....	19
13.1 Objective.....	19
13.2 Available Bonus.....	19
13.3 Provisions.....	19
13.3.1 Applications for Development Approval.....	19
13.3.2 Conditions of Approval	19
14. Supermarkets	20
14.1 Objective.....	20
14.2 Available Bonus.....	20
14.3 Provisions.....	20
14.3.1 Location.....	20
14.3.2 Design	20
14.3.3 Applications for Development Approval.....	20
14.3.4 Conditions of Approval	20
15. Definitions	21
16. Appendix 1.....	23

1. Citation

This is a local planning policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This policy may be cited as the *Bonus Plot Ratio Local Planning Policy*.

2. Purpose and Application

2.1 Purpose

The purpose of this policy is to:

- (a) identify the community benefits and strategic outcomes that may be considered for bonus plot ratio under clause 32(1) and Table 4, No. ASD2 of the City of Perth *Local Planning Scheme No. 3* (LPS3).
- (b) detail the requirements that developments are to meet to be eligible for bonus plot ratio.
- (c) detail the amount of bonus plot ratio that may be granted for the delivery of each community benefit or strategic outcome.

2.2 Application

This policy applies to applications for development approval where bonus plot ratio is being sought on land identified as eligible for bonus plot ratio on the LPS3 Maximum Bonus Plot Ratio Plan.

This policy is structured to provide objectives and general provisions applicable to all applications where bonus plot ratio is sought, as well as specific requirements for each community benefit and strategic outcome.

Development must meet the objectives and general provisions in addition to any specific requirements for community benefits or strategic outcomes being delivered.

2.3 Relationship to other Planning Documents

This policy should be read in conjunction with LPS3, the Residential Design Codes (R-Codes), and any relevant local planning policies, including:

- Building Heights and Setbacks Local Planning Policy
- General Design Local Planning Policy
- Residential Design Local Planning Policy
- Character Area Local Planning Policies
- Heritage Local Planning Policy

Where this policy is inconsistent with LPS3, the provisions of LPS3 prevail to the extent of any inconsistency.

Where this policy is inconsistent with other relevant local planning policies, the provisions of this policy prevail to the extent of any inconsistency.

3. Objectives

- (a) To encourage the delivery of specific community benefits and strategic outcomes where there is an identified or demonstrated social, economic, and/or environmental need.
- (b) To ensure that the proposed community benefit or strategic outcome is proportionate to the amount of bonus plot ratio granted.
- (c) To ensure that the proposed development demonstrates a high standard of design.
- (d) To ensure that where bonus plot ratio is granted, it enhances the existing or desired character of the area.

4. General Provisions

- (a) In accordance with clause 32(1) and Table 4, No. ASD2 of LPS3, the community benefits and strategic outcomes that may be considered for bonus plot ratio are:

Community benefits:

- Affordable rental housing
- Community infrastructure
- Cultural infrastructure
- Pedestrian links
- Public spaces

Strategic outcomes:

- Design excellence
- Environmentally sustainable design
- Heritage conservation
- Residential development
- Supermarkets

- (b) Development shall achieve the identified requirements for the relevant community benefit or strategic outcome as set out in sections 5 to 14 of this policy.
- (c) Multiple community benefits or strategic outcomes may be delivered as part of a single development and the corresponding bonus plot ratio accumulated, up to that specified on the LPS3 Maximum Bonus Plot Ratio Plan.

Note: Except for affordable housing, the bonus plot ratio available for the delivery of a community benefit or strategic outcome is presented as a percentage of the maximum bonus plot ratio available. For example, if the maximum bonus plot ratio under LPS3 is 4.0:1.0 for a lot and a 50% bonus is available, the bonus plot ratio would equate to 2.0:1.0.

Where more than one community benefit or strategic outcome is to be delivered, the bonus plot ratio is accumulated up to the maximum bonus plot ratio available. For example, if the maximum bonus plot ratio under LPS3 is 4.0:1.0 for a lot, and 50% and 10% bonuses are available, the bonus plot ratio would equate to 2.4:1.0.

The accumulated bonus plot ratio cannot exceed the maximum bonus plot ratio specified in LPS3.

- (d) All applications for development approval shall be accompanied by a comprehensive planning report justifying that the community benefits/strategic outcomes being delivered:
 - i. meet the social, economic, and environmental needs and aspirations of the community and are consistent with relevant local strategies, plans, and policies, including the Local Planning Strategy;
 - ii. are clearly defined and, where necessary, their need is clearly demonstrated;
 - iii. are substantive in nature and will be long lasting;

- iv. have a material cost;
 - v. have the delivery determined or verified and their continuation and management guaranteed thereafter; and
 - vi. where relevant, are supported by the proposed receiving agency.
- (e) Where the community benefit or strategic outcome is site or location-specific, it shall be prioritised over the delivery of a community benefit or strategic outcome that is more general in nature.

5. Affordable Rental Housing

5.1 Objective

- (a) To increase the supply of quality affordable rental housing.

5.2 Available Bonus

- (a) Subject to the requirements of clause 5.3, the amount of bonus plot ratio shall be a maximum of four times the floor area of the affordable rental housing, up to that specified on the LPS3 Maximum Bonus Plot Ratio Plan.

5.3 Provisions

5.3.1 Design

- (a) The number, size, and type of affordable rental housing shall be determined in conjunction with the Department of Housing and Works or a community housing organisation registered under the Community Housing Regulatory Framework.
- (b) Where provided in conjunction with other residential development, the external design and finishes shall be to the same quality standards as any other housing within the development.

5.3.2 Applications for Development Approval

- (a) In addition to the requirements of clause 4(d), all applications for development approval shall be accompanied by:
 - i. plans clearly showing the location, size, and type of the proposed affordable rental housing and any other floor area used solely for the purpose of the affordable rental housing;
 - ii. written confirmation from the Department of Housing and Works or registered community housing organisation that the number of dwellings and mix of sizes and types is supported; and
 - iii. documentary evidence of a formal agreement between the owner and the Department of Housing and Works or registered community housing organisation, demonstrating that transfer of ownership or management of the affordable rental housing has been secured.

5.3.3 Conditions of approval

- (a) In granting development approval, the local government may impose conditions requiring that:
 - i. a restrictive covenant is placed on the certificate(s) of title of the lot(s) advising that the affordable rental housing may only be occupied by eligible persons in accordance with relevant Federal and/or State Government policy, for a period of 20 years.
 - ii. documentary evidence of the transfer of ownership or management of the affordable rental housing to the Department of Housing and Works, or a community housing organisation registered under the Community Housing Regulatory Framework, is provided to the local government prior to occupancy.

6. Community Infrastructure

6.1 Objective

- (a) To deliver a variety of community infrastructure that creates opportunities for social and recreational activities to fulfil the needs of residents, workers, and visitors.

Note: The Community Infrastructure Plan is currently being prepared. Upon completion, this local planning policy will be amended to include the availability of bonus plot ratio for the delivery of community infrastructure and associated planning provisions.

7. Cultural Infrastructure

7.1 Objective

- (a) To deliver a variety of infrastructure to support cultural institutions and activities dedicated to creative industries, the preservation of cultural heritage, and the performing and visual arts.

7.2 Available Bonus

- (a) Subject to the requirements of clause 7.3, bonus plot ratio may be granted in accordance with Table 1.

Table 1. Bonus Plot Ratio for Cultural Infrastructure

Floor area	Percentage of maximum bonus plot ratio
Floor area of under 200m ² (e.g., an artist's studio)	15%
Floor area of up to 400m ² (e.g., a small recording studio)	25%
Floor area of up to 600m ² (e.g., a rehearsal space)	50%
Floor area of over 600m ² (e.g., a small multi-use theatre)	75%
<i>Note: Floor area includes any car parks, circulation spaces, lift shafts, service areas, and stairways used solely for the purpose of the cultural infrastructure.</i>	

7.3 Provisions

7.3.1 Design

- (a) All cultural infrastructure shall be:
 - i. suitably located for its intended use, considering visibility, accessibility, and potential effects on amenity; and
 - ii. appropriately designed for its intended use, to the satisfaction of the local government and any third-party operator.

7.3.2 Applications for Development Approval

- (a) In addition to the requirements of clause 4(d), all applications for development approval shall be accompanied by documentary evidence of a formal commercial agreement between the owner and tenant, demonstrating that tenure for the cultural infrastructure has been secured.
- (b) Dependent on the proposed use of the cultural infrastructure, an application for development approval may also require:
 - i. a management plan detailing how the proposed cultural infrastructure would be operated and maintained, which will generally include but may not be limited to:
 - a. hours of operation;
 - b. pedestrian and vehicular access arrangements, including bumping in and out procedures;
 - c. management of patrons arriving at and leaving the premises;
 - d. safety and security measures, including an emergency evacuation plan;
 - e. details of how adjoining owners/tenants will be able to contact the nominated manager; and
 - f. a complaints management procedure.
 - ii. an acoustic assessment prepared by a suitably qualified consultant.
 - iii. a noise management plan prepared by a suitably qualified consultant if necessary, following an acoustic assessment.

7.3.3 Conditions of Approval

- (a) In granting development approval, the local government may impose conditions requiring that:
 - i. a restrictive covenant is placed on the certificate(s) of title of the lot(s) prior to occupancy, advising that the cultural infrastructure, including any car park spaces, circulation spaces, lift shafts, service areas, and stairways used solely for the purpose of the cultural infrastructure, is restricted to an approved cultural use for the life of the development; and
 - ii. documentary evidence of a legal agreement between the owner and operator, for the transfer of management of the cultural infrastructure and its lease at a below market rate to ensure its financial sustainability, is provided to the local government prior to occupancy.

8. Pedestrian Links

8.1 Objective

- (a) To ensure that pedestrian links are of high design quality, comfortable to use, and benefit the existing pedestrian network to improve the walkability of the city, particularly where there is strategic need, such as through large street blocks and between key destinations.

8.2 Available Bonus

- (a) Subject to the requirements of clause 8.3, bonus plot ratio may be granted in accordance with Table 2 for any of the following, unless bonus plot ratio has previously been granted for a pedestrian link on the same development site and that link is being retained:
- a new pedestrian link; or
 - the retention of an existing pedestrian link and its improvement in accordance with clause 8.3.3.
- (b) Accessways for use by vehicles, whether incorporating a footpath or not, shall not be eligible for bonus plot ratio under this section.

Table 2. Bonus Plot Ratio for Pedestrian Links

Location	Percentage of maximum bonus plot ratio
Over 200m ¹ from a neighbourhood centre or train station	25%
Within 200m ¹ of a neighbourhood centre or train station	50%
¹ Measured in a straight line from a Neighbourhood Centre zoned lot, or pedestrian entry to a train station platform, to any part of a lot.	

8.3 Provisions

8.3.1 Location

- (a) Where a new pedestrian link is to be provided, it shall be adequately demonstrated:
- that there is a strategic need for the link to improve the walkability of the neighbourhood, without adversely affecting the vitality of the primary street network; and
 - that if the link is within 200m of a neighbourhood centre or train station, it will enhance connectivity between that neighbourhood centre or train station and the surrounding pedestrian network.
- (b) All new pedestrian links shall be:
- oriented across a street block, connecting two edges greater than 150m long; and
 - at least 60m from any parallel street, laneway, or existing pedestrian link. Refer to Figure 1.

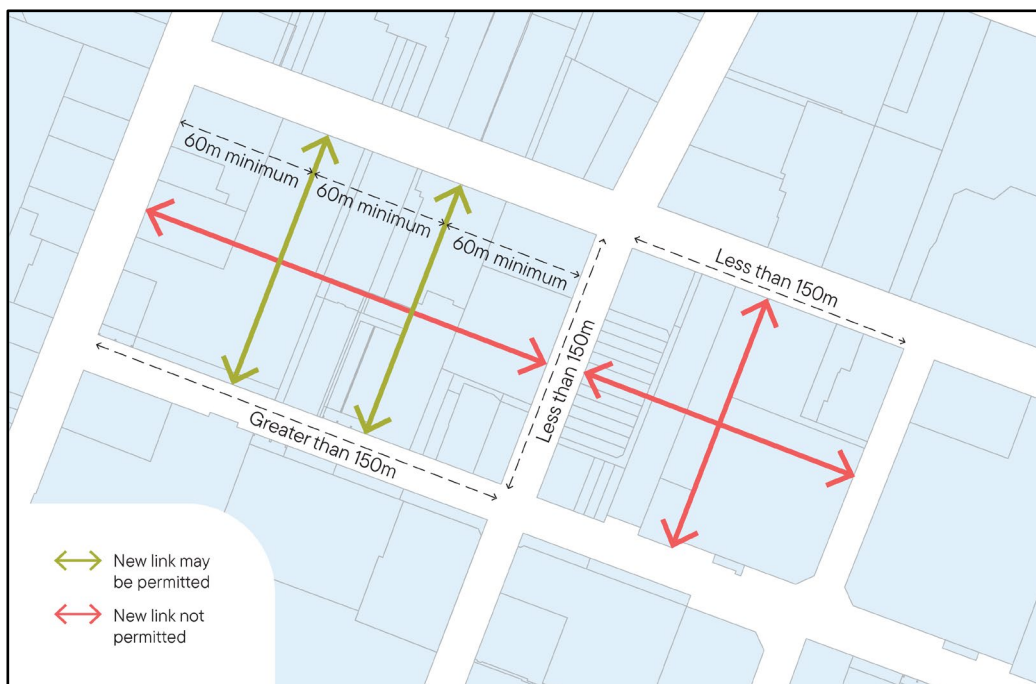


Figure 1. Location of pedestrian links

8.3.2 Access

- (a) Hours of public access to the pedestrian link shall be maximised and be agreed in writing with the local government.

8.3.3 Design

- (a) In addition to the requirements of the General Design Local Planning Policy, all pedestrian links shall:
 - i. include lighting that forms an integral component of the design; and
 - ii. use high-quality surface treatments.
- (b) In addition to the requirements of clause 8.3.3(a), outdoor pedestrian links shall:
 - i. be landscaped, where practicable, in accordance with water sensitive urban design (WSUD) principles, incorporating a proportion of soft landscape; and
 - ii. retain any existing trees that are healthy, have ongoing viability, and are not on any applicable weed register, wherever practicable.
- (c) Alfresco dining associated with adjoining uses may be permitted but is not to dominate the pedestrian link.

8.3.4 Applications for Development Approval

- (a) In addition to the requirements of clause 4(d), all applications for development approval shall be accompanied by:
 - i. a lighting plan prepared by a suitably qualified consultant;
 - ii. a Safer Places by Design assessment demonstrating compliance with Crime Prevention Through Environment Design (CPTED) principles;

- iii. a management plan detailing how the proposed pedestrian link is to be operated and maintained, including safety and security measures, and the availability of public access.
- (b) Applications for development approval for outdoor pedestrian links shall also be accompanied by a landscaping plan prepared by a suitably qualified consultant including:
 - i. the location, dimensions, levels, design, and surfacing treatments of all hard and soft landscape areas, including any deep soil areas and ramps;
 - ii. the location of any furniture or other infrastructure; and
 - iii. any anticipated tree canopy at maturity.

8.3.5 Conditions of Approval

- (a) In granting development approval, the local government may impose a condition requiring that an easement(s) is placed on the certificate(s) of title of the lot(s) specifying public access rights.

9. Public Spaces

9.1 Objective

- (a) To ensure that public spaces are of high design quality, comfortable to use, and located where there is a need to provide opportunities for recreation and accommodate trees and landscaping.

9.2 Available Bonus

- (a) Subject to the requirements of clause 9.3, unless bonus plot ratio has previously been granted for a public space on the same development site and that space is being retained:
 - i. bonus plot ratio may be granted in accordance with Table 3 for a new public space; and
 - ii. an extra 10% of the maximum bonus plot ratio, above that prescribed in Table 3, may be granted where the public space is in a high need area, as identified in Appendix 1.
- (b) Pedestrian accessways and driveways shall not be eligible for bonus plot ratio under this section.

Table 3. Bonus Plot Ratio for Public Spaces

Type	Percentage of maximum bonus plot ratio
Urban space (soft landscape covering at least one third of the space)	25%
Green space (soft landscape covering at least two thirds of the space)	50%

9.3 Provisions

9.3.1 Location

- (a) Public spaces shall be located where there is a significant identified or anticipated public need for such a space.
- (b) In addition to the requirements of the General Design Local Planning Policy, public spaces shall be:
 - i. located on a street boundary, at grade with the adjacent public footpath; and
 - ii. located on a street corner wherever possible unless there is a substantive reason to justify location elsewhere on a street boundary.

9.3.2 Access

- (a) Hours of public access to the public space shall be maximised and be agreed in writing with the local government.

9.3.3 Design

- (a) In addition to the requirements of the General Design Local Planning Policy, public spaces shall:
 - i. include lighting that forms an integral component of the design to enhance the space;
 - ii. provide adequate and functional infrastructure of high-quality design and materials, which may include but not be limited to:
 - a. seating;
 - b. drinking fountains;
 - c. bins; and
 - d. bike parking;
 - iii. be landscaped in accordance with water sensitive urban design (WSUD) principles;
 - iv. use high-quality surface treatments; and
 - v. achieve a minimum tree canopy cover at maturity of:
 - a. 30% of the total area in the case of urban spaces; or
 - b. 50% of the total area in the case of green spaces.
- (b) Tree canopy cover shall be achieved by:
 - i. retaining existing trees that are healthy, have ongoing viability, and are not on any applicable weed register, wherever practicable;
 - ii. providing sufficient new trees and deep soil areas in accordance with Table 3.3b of the R-Codes Volume 2 in a location(s) conducive to tree growth; or
 - iii. where deep soil areas cannot be accommodated, due to basements or essential infrastructure, incorporating planting on structures as an alternative.
- (c) In addition to the requirements of the General Design Local Planning Policy and subclauses 9.4.4(a) and (b), new public spaces shall:
 - i. have a minimum area of 150m² or 10% of the total development site, whichever is the greater;

- ii. have a greater width than depth, if enclosed on three sides; and
- iii. be of a regular shape.
- (d) The inclusion of visual attractors that draw the public into the space and/or infrastructure to facilitate active use are strongly encouraged.
- (e) Alfresco dining associated with adjoining uses may be permitted but is not to dominate the public space.

9.3.4 Applications for Development Approval

- (a) In addition to the requirements of clause 4(d), all applications for development approval shall be accompanied by:
 - i. a lighting plan prepared by a suitably qualified consultant;
 - ii. a Safer Places by Design assessment demonstrating compliance with Crime Prevention Through Environment Design (CPTED) principles;
 - iii. a management plan detailing how the proposed public space is to be operated and maintained, including safety and security measures, and the availability of public access; and
 - iv. a landscaping plan prepared by a suitably qualified consultant including:
 - a. the location, dimensions, levels, design, and surfacing treatment of all hard and soft landscape areas, including deep soil areas and ramps;
 - b. the location of all furniture and other infrastructure; and
 - c. the anticipated tree canopy at maturity.

9.3.5 Conditions of Approval

- (a) In granting development approval, the local government may impose a condition requiring that an easement(s) is placed on the certificate(s) of title of the lot(s) specifying public access rights.

10. Design Excellence

10.1 Objective

- (a) To maximise the number of major developments achieving design excellence, to positively contribute to the capital city environment and exhibit creativity in design quality.

10.2 Available Bonus

- (a) Where an eligible development achieves design excellence through an architectural design competition, as specified in clause 10.3, bonus plot ratio may be granted in accordance with Table 4.

Table 4. Bonus Plot Ratio for Design Excellence

Eligible development value or building height	Percentage of maximum bonus plot ratio
Over \$50 million	50%
- Over \$100 million; or - exceeding 20 storeys in height	75%

10.3 Provisions

10.3.1 Design Competition

- (a) Prior to the lodgement of an application for development approval, the applicant shall conduct a self-funded architectural design competition in accordance with the local government's Architectural Design Competition Procedure.
- (b) A winning submission shall be chosen by the jury where it is considered to achieve design excellence.
- (c) If the applicant is dissatisfied with the outcome of the design competition or decides not to appoint the architect responsible for the winning submission the applicant:
 - i. shall notify the local government of their reasons; and
 - ii. may conduct a new architectural design competition in accordance with clause 10.3.1(a).

10.3.2 Design Integrity

- (a) If the applicant is satisfied with the winning submission, they shall appoint the responsible architect as the Design Architect to:
 - i. prepare the design drawings for development approval;
 - ii. prepare a design integrity report to certify that:
 - a. the proposal is consistent with the winning submission; and
 - b. advising of any modifications to the winning submission that are considered to improve the design of the development; and
 - iii. maintain continuity through the construction phase until the completion of the development.
- (b) The Design Architect may work in association with other architectural practices but shall retain leadership over design decisions.

10.3.3 Applications for Development Approval

- (a) In addition to the requirements of clause 4(d), all applications for development approval shall be accompanied by a design integrity report, prepared in accordance with clause 10.3.2(a)ii.

10.3.4 Conditions of Development Approval

- (a) In granting development approval, the local government shall impose a condition requiring that a further design integrity report prepared in accordance with clause 10.3.2(a)ii is submitted to the local government, prior to the issue of a building permit.

11. Environmentally Sustainable Design

11.1 Objective

- (a) To reduce negative environmental effects, enhance occupant health and comfort, and optimise the overall performance of new and refurbished buildings.

11.2 Available Bonus

- (a) Subject to the requirements of clause 11.3:
- i. bonus plot ratio may be granted in accordance with Table 5; and
 - ii. an extra 5% of the maximum bonus plot ratio, above that prescribed in Table 5, may be granted for major refurbishment of an existing building.

Table 5. Bonus Plot Ratio for Environmentally Sustainable Design

Predominate use (over 50% of the total floor area)	Green Building Council of Australia Green Star Buildings Certified Rating	Percentage of maximum bonus plot ratio
Non-residential	5 Star	5%
	6 Star	15%
Residential	4 Star	5%
	5 Star	15%
	6 Star	25%

11.3 Provisions

11.3.1 Design

- (a) A new building or the major refurbishment of an existing building, other than a car park, grouped dwelling, single house, or non-habitable building, shall be designed:
- i. to achieve a Green Building Council of Australia (GBCA) Green Star Buildings Certified Rating in accordance with Table 5, when assessed after construction; and
 - ii. in addition to the Green Star Buildings Movement and Place Minimum Expectation, is compliant with the Movement and Place Credit Achievement criteria.

Note: Car parks, grouped dwellings, single houses, and non-habitable buildings are Class 7a, 1a and 10 buildings under the National Construction Code and are not eligible for Green Star Buildings certification.

11.3.2 Applications for Development Approval

- (a) In addition to the requirements of clause 4(d), all applications for development approval shall be accompanied by:
 - i. the GBCA's Green Star registration confirmation email detailing the date of registration, the targeted Certified Rating, and registration under the Green Star Buildings rating tool;
 - ii. a completed Green Star Buildings Submission Planner, prepared by a Green Star Accredited Professional, that demonstrates the proposed pathway to the development achieving the targeted Green Star Buildings Certified Rating; and
 - iii. a written statement confirming commitment to the development achieving a Green Star Designed Assessment and Certified Rating.

11.3.3 Conditions of Approval

- (a) In granting development approval, the local government may impose a condition requiring that:
 - i. a GBCA Green Star Designed Assessment, prepared by a Green Star Accredited Professional, demonstrating how the building's design will achieve a Green Star Buildings Certified Rating in accordance with Table 5, when assessed after construction, is submitted to the local government prior to the issue of a building permit;
 - ii. a schedule detailing the relevant Green Star Buildings Minimum Expectation and Credit Achievement criteria and the corresponding documentation or actions to be taken that demonstrate the achievement of those criteria, is submitted to the local government prior to the issue of a building permit; and
 - iii. a Green Star Buildings Certified Rating consistent with the Green Star Designed Assessment is achieved, and documentary evidence prepared by a Green Star Accredited Professional is submitted to the local government within 24 months from issue of an occupancy permit.

12. Heritage Conservation

12.1 Objective

- (a) To protect and enhance places of local cultural heritage significance.

12.2 Available Bonus

- (a) Subject to clause 12.3, bonus plot ratio may be granted in accordance with Table 6 for new conservation works to a place included in the City of Perth Heritage List or where sufficient evidence of prior works can be provided.
- (b) The percentage of maximum bonus plot ratio shall be determined by the local government, having regard to:
 - i. the extent of the conservation works, as set out in Table 6; and
 - ii. the cost of the conservation works.

Table 6. Bonus Plot Ratio for Conservation Works to a Heritage Listed Place

Extent of conservation works	Percentage of maximum bonus plot ratio
Conservation works, consistent with the Heritage Local Planning Policy, to: • ensure that a heritage listed place is: ○ structurally sound; ○ wind and watertight; ○ capable of being fully occupied by a compatible use(s), including on any upper levels; - and • improve the authenticity and condition of the place, both externally and internally.	Up to 30%
Conservation works, in addition to the above and consistent with the Heritage Local Planning Policy, to: • reinstate or introduce an element of public accessibility or publicly accessible interpretation; • restore an earlier known state via removal of incremental additions and/or reassembly of existing elements; • reconstruct an earlier known state where the place is incomplete through damage or alteration.	Up to 50%

12.3 Provisions

12.3.1 Conservation Works to a Heritage Listed Place

- (a) In addition to the requirements of the Heritage Local Planning Policy, all conservation works to a heritage listed place shall be consistent with a Conservation Management Plan prepared by a suitably qualified heritage professional in accordance with the Heritage Council of Western Australia (HCWA) Conservation Management Plan Standard Brief.
- (b) Conservation works to incorporate publicly accessible interpretation shall be consistent with an interpretation plan, prepared by a suitably qualified heritage professional.
- (c) Conservation works to restore or reconstruct an earlier known state shall be evidenced by existing materials and forms, or by historic plans and/or photographs, and may include but not be limited to:
 - i. removal of later additions and alterations that have little or no cultural heritage significance;
 - ii. restoration of openings that have been obstructed;
 - iii. reconstruction of traditional shopfronts;
 - iv. reconstruction of verandahs or awnings; and
 - v. reconstruction of other features, such as chimneys, decorative mouldings, timber fretwork, ironwork, lead lighting, and decorative interior joinery and plasterwork.

12.3.2 Evidence of Prior Works to a Heritage Listed Place

- (a) Prior works to a heritage listed place may be considered eligible for bonus plot ratio where:
 - i. bonus plot ratio has not previously been granted for the works;
 - ii. the works have been well-maintained since completion; and
 - iii. any necessary approvals were obtained from the local government, prior to the commencement of the works.
- (b) Evidence of prior works shall adequately demonstrate that
 - i. development, maintenance, and use of the heritage listed place have received any necessary approvals and have been carried out in accordance with best practice principles and, if applicable, an existing, approved Conservation Management Plan .

12.3.3 Applications for Development Approval

- (a) In addition to the requirements of clause 4(d), all applications for development approval for works to a heritage listed place shall be accompanied by:
 - i. a Conservation Management Plan prepared by a suitably qualified heritage professional in accordance with the HCWA Conservation Management Plan Standard Brief;
 - ii. a report prepared by a suitably qualified heritage professional, detailing the extent of the works proposed, how they will accord with the Conservation Management Plan, the methodology that will be employed in their undertaking, and their anticipated cost; and
- (b) where the applicant seeks to provide evidence of prior works, any relevant development approvals, building permits, contract documents, invoices, and photographs, and a supporting statement prepared by a suitably qualified heritage professional. An application for development approval may also require:
 - i. a heritage impact statement, prepared by a suitably qualified heritage professional in accordance with the HCWA Heritage Impact Statement Guide.
 - ii. an interpretation plan, prepared by a suitably qualified heritage professional in accordance with the HCWA Interpretation Guide, including plans and details of any interpretive materials to be installed on-site.

12.3.4 Conditions of Approval

- (a) In granting development approval, the local government may impose conditions requiring that:
 - i. the developer enters into a heritage agreement that specifies conservation works and actions to be undertaken to support the built heritage conservation of the place.
 - ii. where the development is to be staged, the heritage conservation works forming part of the development approval shall be undertaken in stage one of the construction.
 - iii. the heritage conservation works forming part of the approval shall be undertaken to the satisfaction of the local government, prior to occupancy.

13. Residential Development

13.1 Objective

- (a) To increase the supply of residential units to accommodate the population growth targets set out in the Local Planning Strategy.

13.2 Available Bonus

- (a) Subject to the requirements of clause 13.3, 75% of the maximum bonus plot ratio may be granted for any of the following residential uses, unless granted bonus plot ratio under section 5:
 - i. multiple dwellings;
 - ii. co-living accommodation;
 - iii. independent living complex;
 - iv. residential care facility.
- (b) An extra 10% of the maximum bonus plot ratio may be granted for multiple dwellings exceeding the minimum energy efficiency requirements of the National Construction Code by at least one NatHERS star, unless granted bonus plot ratio under section 11.
- (c) Any bonus plot ratio area that may be granted shall be restricted to an approved residential use, including any car parks, circulation spaces, communal facilities, lift shafts, service areas, and stairways that contribute to the plot ratio, as defined in LPS3.

13.3 Provisions

13.3.1 Applications for Development Approval

- (a) In addition to the requirements of clause 4(d), applications for development approval proposing the delivery of multiple dwellings that exceed the applicable NatHERS rating by at least one star shall be accompanied by documentation detailing the NatHERS Design Rating.

13.3.2 Conditions of Approval

- (a) In granting development approval, the local government may impose conditions requiring that:
 - i. a restrictive covenant is placed on the certificate(s) of title of the lot(s) advising that the proportion of the residential development for which bonus plot ratio is granted shall be restricted to an approved residential use, as set out in clause 13.2(a)i., for the life of the development; and
 - ii. where the approval is for multiple dwellings exceeding the minimum energy efficiency requirements of the National Construction Code by at least one NatHERS star, the NatHERS certificate shall be submitted to the local government prior to occupancy.

14. Supermarkets

14.1 Objective

- (a) To deliver full-line supermarkets to meet shopping needs in the vicinity of East Perth and West Perth Neighbourhood Centres.

14.2 Available Bonus

- (a) Subject to the requirements of clause 14.3, 100% of the maximum bonus plot ratio may be granted for a full-line supermarket.

14.3 Provisions

14.3.1 Location

- (a) Full-line supermarkets shall be located within, immediately adjacent to, or directly opposite a Neighbourhood Centre zone.

14.3.2 Design

- (a) The supermarket tenancy shall have a minimum net lettable area of 2,500m².
- (b) Where the supermarket tenancy does not have a direct frontage to the street (e.g., it is sleeved behind another active frontage), it shall have its own direct and legible access from the street.

14.3.3 Applications for Development Approval

- (a) In addition to the requirements of clause 4(d), all applications for development approval shall be accompanied by documentary evidence of a formal commercial agreement between the owner and the supermarket tenant, demonstrating that tenure for the supermarket has been secured.

14.3.4 Conditions of Approval

- (a) In granting development approval, the local government may impose a condition requiring that a restrictive covenant is placed on the certificate(s) of title of the lot(s) advising that the supermarket, including any car parks, circulation spaces, communal facilities, lift shafts, service areas, and stairways used solely for the purposes of the supermarket, shall be restricted to the approved use for a period of 10 years.

Note: If the development is not substantially commenced within the period specified in the development approval, an application made under clause of 77(1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015 to extend that period may not be granted.

15. Definitions

Active frontage means the frontage of a building or tenancy at ground level which enables visible activity and interaction between the private and public realms.

Affordable rental housing means housing that is owned or managed by the Department of Housing and Works, or a community housing organisation registered under the Community Housing Regulatory Framework and rented to eligible persons at a below market rate.

Artist has the meaning given by the local government's Public Art policy.

Authenticity means the extent to which the original intention is evident, and the compatibility of the current use.

Compatible use means a use that respects the cultural significance of a place and has no, or minimal, effect on that cultural significance.

Conservation Management Plan means a document that sets out what is significant about a place and what policies are appropriate to enable that significance to be retained in its future use and development.

Cultural infrastructure means a building, place, or space designed to facilitate a cultural use.

Cultural use means:

- (a) any of the following uses:
 - i. art gallery;
 - ii. art studio;
 - iii. cinema/theatre;
 - iv. exhibition centre; and
 - v. media production;
- (b) but generally, does not include the following uses:
 - i. educational establishment;
 - ii. industry – light;
 - iii. office; and
 - iv. place of worship.

Deep soil area has the meaning given by the Residential Design Codes Volume 2.

Environmentally sustainable design means an integrated approach to the planning, design, construction, and operation of buildings and urban spaces that seeks to reduce negative environmental effects, enhance occupant health and comfort, and optimise overall building performance.

Full-line supermarket has the same meaning as shop – supermarket given in LPS3 but with a minimum net lettable area of 2,500m².

Green Star has the meaning given by the Green Building Council of Australia.

Heritage Impact Statement means a document that evaluates the likely impact of proposed development on the significance of heritage places, their setting, and any heritage areas within which they are situated, and outlines any conservation benefits associated with the proposal and measures to minimise any identified impact.

Heritage listed place means a place that is included in the local government's Heritage List.

Interpretation means all the ways of presenting the cultural significance of a place, which may include but not be limited to entry statements, information panels, inset paving, landscaping, lighting, models, multimedia installations, public art, public exhibitions, signage, viewing platforms, and visible archaeology.

Major refurbishment has the meaning given by the Green Building Council of Australia Green Star Buildings eligibility criteria.

NatHERS means Nationwide House Energy Rating Scheme.

New building has the meaning given by the Green Building Council of Australia Green Star Buildings eligibility criteria.

Pedestrian link means pedestrian paths, accessways, walkways, and laneways that connect one street to another street.

Public space means outdoor spaces on private land that are intended for the public to occupy for an extended period, such as a plaza, courtyard, public square, pedestrian retreat, or park.

Soft landscape has the meaning given by the Residential Design Codes Volume 2.

Visually intrusive means a structure or object that creates a visual disruption or negative impact on the basic elements of the heritage place (form, lines, colour, texture) or views of it within its setting.

Water sensitive urban design has the meaning given by the Department of Water and Environmental Regulation.

16. Appendix 1