

FREQUENTLY ASKED QUESTIONS

Plot Ratio

What is plot ratio?

Plot ratio is a way of measuring how much building you can put on a piece of land. It compares the total floor space of the building to the size of the lot.

For example, a 5:1 plot ratio on a 1000m2 lot, would enable 5,000m2 of floorspace to be developed on the lot.

What is base plot ratio?

The base plot ratio is the maximum floorspace that can be developed on a lot subject to compliance with other development controls such as building heights and setbacks.

Maximum base plot ratios are specified on the Maximum Base Plot Ratio Plan.

What is bonus plot ratio?

Bonus plot ratio allows a development to exceed the base plot ratio up to the limit specified on the Maximum Bonus Plot Ratio Plan.

It is additional floorspace that can be built on a lot if the developer provides benefits to the public such as open space or affordable housing.

For example, a 2:1 bonus plot ratio on a 1000m2 lot, would enable an additional 2,000m2 of floorspace to be developed on the lot.

Bonus Plot ratio is allocated in accordance with the requirements of the City's Bonus Plot Ratio Local Planning Policy.

Maximum bonus plot ratios are specified on the Maximum Bonus Plot Ratio Plan.

What is the difference between the CPS2 and LPS3 plot ratio definition?

Under the CPS2, the residential and non-residential definitions of plot ratio are both net floorspace definitions - exclude various internal amenities (bathrooms, stairwells, lift shafts and lobbies.

Draft LPS3 uses the R-Code plot ratio definition for residential development (net floor area, excludes various internal amenities) and the model provisions (LPS Regulations) plot ratio definition for non-residential development (gross floor area, includes internal amenities).

Why is there a different plot ratio definition for student accommodation?

Student accommodation is a non-residential land use with a large floor area dedicated to internal amenities (bathrooms, laundries, lift shafts, communal spaces etc.). Under the model provisions definition these would be included in plot ratio. This would make it harder to achieve the same sized building under the model provisions plot ratio definition.

To address this, a bespoke plot ratio definition for student accommodation is proposed.

How does draft LPS3 account for the change to plot ratio definition?

All plot ratios have been increased by a minimum 20% to account for the change.

What are the main plot ratio increases under LPS3?

The greatest plot ratio increases are proposed in the following areas:

St Georges Terrace	6:1 to 11:1
Kings Park Road	2:1 to 7:1
Adelaide Terrace	4:1 to 8:1
Stirling Street area	4:1 to 7:1
City West / Watertown / land between Havelock Street and the freeway	3:1 to 5.5:1

What has informed the maximum base and bonus plot ratios in draft LPS3?

Plot ratios have been informed by:

- intensification investigation areas identified in the Strategy.
- the proposed built form parameters.
- protection of character and heritage areas.

Does the draft LPS3 allow for Transfer of Plot Ratio?

Transfer of plot ratio continues to be used as a development incentive to encourage heritage conservation. Relevant provisions are in draft LPS3 and the Transfer of Plot Ratio Policy.

The provisions allow a heritage place (donor site) to transfer portion of its maximum base plot ratio to another site (recipient site). This can only occur where a heritage place cannot be developed to its maximum base plot ratio without adversely affecting its cultural heritage significance.