

FREQUENTLY ASKED QUESTIONS

Bonus Plot Ratio Local Planning Policy

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.

Bonus plot ratio is additional floorspace that can be built on a lot if the developer provides specific community benefits or strategic outcomes.

Why do some lots not have any bonus plot ratios on the Maximum Bonus Plot Ratio Plan?

Some areas are not suitable for additional development intensity. These include:

- heritage areas, where additional development could impact heritage significance,
- character areas where maintaining existing scale and amenity is important,
- former redevelopment areas, where detailed building controls already limit development potential, and
- Areas adjacent to key pedestrian priority areas and public spaces where limiting building height and bulk helps maintain sunlight access.

Accordingly, bonus plot ratio is not applied to these locations.

What is the difference between bonus plot ratio under the current planning framework and the new planning framework?

Under City Planning Scheme No. 2, bonus plot ratio is expressed as a percentage of the base plot ratio, such as 20% or 50%. Under the new planning framework, bonus plot ratio is specified as a ratio such as 2:1 or 3:1 on the Maximum Bonus Plot Ratio Plan.

What are the Community Benefits?

Community benefits are features provided as part of a development that directly benefit the public. These may include:

- Affordable Rental Housing
- Community infrastructure, such as facilities for recreational use
- Cultural infrastructure, such as creative spaces
- Pedestrian links to improve walkability and connectivity
- Public spaces

What are the Strategic Outcomes?

Strategic outcomes include:

- Design excellence – high-quality, innovative building design
- Environmentally sustainable design – improve environmental performance and occupant comfort
- Heritage conservation – places of local cultural heritage significance
- Residential development – increasing housing supply
- Supermarkets – improving access to local shopping in key areas

How is bonus plot ratio obtained?

The development must deliver one or more of the community benefits or strategic outcomes identified in the Bonus Plot Ratio LPP.

A percentage of the maximum bonus plot ratio is allocated to each community benefit and strategic outcome, proportional to the nature of the community benefit/strategic outcome, as well as the scale of bonus plot ratio applicable to a relevant site.

What are the application requirements for bonus plot ratio?

A planning report must be submitted with the development application. The report needs to explain how the community benefits/strategic outcomes meet the needs of the community and align with the planning framework.

Each community benefit/strategic outcome has specific requirements (such as location, access, or design). Additional information may be required for assessment. All requirements must be met to receive the bonus plot ratio.

Can more than one community benefit/strategic outcome be provided?

Yes. Multiple community benefits/strategic outcomes can be provided in one development. The bonus plot ratios can be combined, up to the limit set in the Maximum Bonus Plot Ratio Plan. This encourages developments to deliver a wider range of benefits.

How will the City ensure community benefits or strategic outcomes are delivered?

The City will apply conditions to the development approval. These conditions may require:

- Submission of additional information before building or occupancy permits are issued,
- proof of legal agreements between landowners and tenants,
- a restrictive covenant to limit how the site is used,
- an easement to allow public access.