



City of Perth
City Planning Scheme
No. 2

Planning Policy Manual – Part 1

Section 4.5
Plot Ratio

Version #	Decision Reference	Synopsis
1	11 May 2004	Adopted
2	31 October 2006	Amended
3	13 March 2007	Amended
4	30 August 2011	Amended
5	31 July 2012	Amended
6	26 February 2013	Amended
7	17 March 2015	Amended
8	11 April 2017	Amended

INTRODUCTION

Plot ratio controls intensity of development. It stipulates the maximum amount of floor area that can be built on a piece of land. It will therefore influence the level of activity within an area, its working and residential population, as well as the mass and scale of buildings.

OBJECTIVE

To guide the continuing development of the city in a manner that will be consistent with its desired function and form as generally set out in the local government's Urban Design Framework.

POLICY

The Plot Ratio Plan contained in the Scheme outlines the plot ratio provision for the city.

The Plot Ratio Plan reflects the intent of the local government's Urban Design Framework to:

- promote development of a sufficient intensity across the city to reflect its urbanity and capital city status;
- encourage the greatest intensity of development within the central business district along St Georges Terrace to reinforce its prominence within the city;
- promote a high intensity of development around the local government's train stations to optimise their use;
- reinforce centres of activity;
- encourage residential development;
- protect established Heritage Areas; and
- provide for a reduction in the intensity of development at the interface with surrounding lower intensity areas.

The Plot Ratio Plan shows the maximum plot ratio permitted on a lot and its achievement will be dependent upon the built form objectives of the Scheme, Precinct Plans and Policies also being achieved.

Provision is made in the Scheme Text (Clauses 28 and 30) for the local government to permit an increase to the maximum plot ratio on a lot, by means of awarding bonus plot ratio or approving the transfer of plot ratio from another site. Such increases will only be considered in the context of the Bonus Plot Ratio and the Transfer of Plot Ratio Policies.-

Under the Deemed Provisions the local government may consider varying any site or development requirements specified in the City Planning Scheme No. 2 for heritage purposes. The provisions of the Bonus Plot Ratio Policy, in addition to the Heritage Policy, and specific Heritage Area policies will guide any decisions relating to plot ratio and use of the variation clause under the Deemed Provisions. Additionally, any proposed development will be required to exhibit architectural design excellence and achieve a built form, height and scale that is appropriate to the amenity, streetscape and locality, whilst retaining the intent of the variation clause to facilitate good heritage outcomes.

The Deemed Provisions also identifies development for which Development Approval is not required. Notwithstanding, any proposed internal building works still need to comply with the plot ratio provisions of the City Planning Scheme No.2.