

Planning Policy Manual – Part 1

Section 4.5.1
Bonus Plot Ratio

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1.0 INTRODUCTION

Plot ratio is a measure of development intensity. Bonus plot ratio is an incentive based mechanism that permits the local government to award additional plot ratio, (or floor area); to be developed on a site in return for the provision of identified benefits.

The awarding of bonus plot ratio presents an opportunity for the local government to encourage development that will assist in realising specific aims and objectives for the future development of the city as stated in policies and strategies developed by the local authority, having particular regard to the local government’s Urban Design Framework. Specifically, it is an opportunity for the local government to encourage and facilitate the provision of public facilities and priority land uses and the conservation of heritage places within the city, which are seen to meet the needs of the capital city and are desirable and advantageous to its enhancement and enjoyment.

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.

Bonus plot ratio will not be awarded “as of right”. Bonus plot ratio is an award that must be earned and applicants will be required to demonstrate that the proposed bonus facility, amenity or use will deliver an identifiable strategic need or benefit and that the proposed development will be of an appropriate bulk and scale and a standard of architectural and design quality appropriate within the capital city of the state.

In the case of buildings approved prior to the gazettal of City Planning Scheme No. 2 it may be possible to gain minor bonus plot ratio to enable internal alterations or enhanced levels of street level activation.

2.0 OBJECTIVES

The policy has the following objectives:

- to encourage the provision of public facilities within private developments in areas where there is an identified or demonstrated need in order to strengthen and enhance the physical and social environment of the city;
- to encourage the protection and conservation of places of cultural heritage significance as an essential part of the city’s character and sense of place;
- to encourage the provision of residential and special residential accommodation within the city to address an identified need which is not being met by the market and which will assist in creating a living and vibrant capital city;
- to enable minor bonus plot ratio for developments in order to achieve pedestrian interest and activity at street level or enable minor internal alterations above street level.

3.0 POLICY AREA

This policy shall apply to the areas as identified in the Maximum Bonus Plot Ratio Plan, the Public Facilities Bonus Plot Ratio Plan, the Heritage Bonus Plot Ratio Plan, the Residential Bonus Plot Ratio Plan and the Special Residential Bonus Plot Ratio Plan contained within City Planning Scheme No. 2.

4.0 GENERAL PRINCIPLES

4.1 Available Bonuses and Calculation of Bonuses

To gain additional plot ratio above that specified on the Plot Ratio Plan within City Planning Scheme No. 2, a development must incorporate one or more of the eligible bonus plot ratio categories identified within clause 28 of City Planning Scheme No. 2 and detailed within this policy. These bonus categories are:

- **Public Facilities and Heritage:** Maximum 20% bonus

Includes public spaces, pedestrian links, conservation of heritage places and provision of specific facilities on private land.

- **Residential Use:** Maximum 20% bonus

Special Residential Use: Maximum 40% bonus (20% for special residential use or 40% for high quality hotel use)

The areas eligible for each bonus plot ratio category and the maximum applicable bonus plot ratio are identified in the Public Facilities Bonus Plot Ratio Plan, Heritage Bonus Plot Ratio Plan, the Residential Bonus Plot Ratio Plan and the Special Residential Bonus Plot Ratio Plan contained within City Planning Scheme No. 2.

The extent of bonus plot ratio awarded for public facilities and heritage will be variable up to 20% and determined in accordance with the criteria outlined in Section 5.0 of this policy. The extent of bonus plot ratio awarded for a residential or special residential use will be fixed at 20%, or for a special residential use in the form of a high quality hotel will be fixed at 40% (except where a lesser bonus plot ratio is sought by the applicant or is necessary to comply with the Maximum Bonus Plot Ratio Plan). These bonuses are subject to compliance with the criteria outlined in Sections 6.0 and 7.0 of this policy respectively. Notwithstanding this, the awarding of any bonus plot ratio will be subject to compliance with the Key Considerations identified within Section 4.2 of this policy.

Depending on the location of the development site it may be possible for a development to incorporate a combination of bonus categories and also transfer of plot ratio to achieve a maximum plot ratio increase of up to 20% or up to 50%, as shown on the Maximum Bonus Plot Ratio Plan contained within City Planning Scheme No. 2. The maximum increase which can be permitted for a combination of a public facilities and heritage bonus plot ratio and transfer of plot ratio is 20%. (Refer also to City Planning Scheme No. 2 clause 36 and the Transfer Plot Ratio Policy).

Public facilities or conservation of heritage places previously granted bonus plot ratio will not be retrospectively awarded bonus plot ratio. Bonus plot ratio may only be granted where these are upgraded or enhanced and the upgrade or enhancement meets the relevant essential criteria and performance requirements and is considered to be worthy of a bonus.

In the case of a building approved prior to the gazettal of City Planning Scheme No. 2 with a floor area which exceeds the current maximum plot ratio by at least 20% and is not eligible for transfer of plot ratio, it may be possible to achieve a minor bonus plot ratio for internal alterations or the provision of pedestrian interest and activity at street level.

4.2 Key Considerations

Bonus plot ratio is an award that must be earned for development that delivers a facility, amenity or use which will meet an identified strategic public need or benefit. Development

must achieve the identified requirements for the relevant bonus category as set out within this policy.

Plot ratio is only one of a number of controls and performance measures utilised within City Planning Scheme No. 2 to determine acceptable built form. Compliance with maximum plot ratio and the identified requirements for the relevant bonus plot ratio category alone will not ensure development approval. Development must also meet the built form objectives of the Scheme, Precinct Plans and Policies.

Bonus plot ratio will only be granted for development which achieves a built form, height and scale that is appropriate to the amenity, streetscape and desired character of the Precinct in which it is proposed. Similarly bonus plot ratio will only be granted for development which is not likely to have a significant adverse impact on an adjacent property in the general locality or on a place included in the Heritage List or a Heritage Area.

Bonus plot ratio will only be granted where a development will deliver a high standard of architectural and design quality appropriate within the capital city. Creativity and innovation in design will be encouraged. Developments will be required to be designed in accordance with City Planning Scheme No. 2: City Development Design Guidelines Policy.

4.3 Assessment of Applications

In order to determine the quality of a proposed bonus plot ratio facility or use and to provide greater certainty as to the feasibility of the proposal and the intent of the applicant, significant detail will be required to be submitted at development application stage. A comprehensive planning report shall be submitted with all development applications seeking bonus plot ratio which addresses all of the identified requirements. Additional perspectives and technical reports as listed under each bonus plot ratio category shall also be submitted.

In accordance with clause 66A of the Supplemental Provisions to the Deemed Provisions, the appointed Design Advisory Committee will be consulted and its advice taken into consideration by the local government when a development application involving bonus plot ratio is determined. Other expert bodies or individuals may also be consulted for advice as considered relevant by the local government.

The Design Advisory Committee will be requested to provide advice on the architectural and design quality of all development applications seeking bonus plot ratio. Where a bonus is sought for a facility or amenity falling within the Public Facilities and the Heritage categories under clause 28(2) of City Planning Scheme No. 2 and/ or a variation of plot ratio under clause 12 of the Deemed Provisions, or for a minor bonus at street level under clause 28(6) (ii) of City Planning Scheme No. 2, the Design Advisory Committee will also be requested to provide advice on the extent of bonus plot ratio which is warranted. In the case of bonus plot ratio for a residential or special residential development the extent of bonus plot ratio will not be assessed, although for those hotel developments seeking the maximum 40% bonus plot ratio the advice of the Design Advisory Committee will be sought on whether the hotel development meets the criteria of a high quality hotel as identified in Section 7.2 of this policy.

Bonus plot ratio should be awarded in a consistent manner to ensure the integrity of the system. The local government will therefore maintain a Register of Bonus Plot Ratio awarded, and record the basis for the local government's individual approvals.

5.0 PUBLIC FACILITIES AND HERITAGE

Bonus plot ratio of up to 20% may be awarded in accordance with the Public Facilities Bonus Plot Ratio Plan and the Heritage Bonus Plot Ratio Plan contained within City Planning Scheme No. 2 for development which includes one or more of the following public facilities or amenities:

- Public space
- Pedestrian facilities
- Conservation of heritage places
- Provision of specific facilities on private land

Awarding of bonus plot ratio will also be subject to compliance with the Maximum Bonus Plot Ratio Plan contained within City Planning Scheme No. 2.

The facilities and/or amenities provided must result in the provision of a “public good” which will benefit the population of the city and the community as a whole, enhance enjoyment of the city, and contribute positively to the overall physical environment and ambience of the city. The nature of the facility must be such that it would be unlikely to be included as an integral part of a development in the event that bonus plot ratio was not on offer and that it is fulfilling an identified or demonstrated strategic need.

Where a small amount of bonus plot ratio (approximately 150m² of floor area or less) is sought and the likely benefits to the public of a proposed facility or amenity are limited, the purchase or transfer of plot ratio is encouraged as a more appropriate alternative (refer City Planning Scheme No. 2: Transfer Plot Ratio Policy).

A development must meet the applicable Essential Criteria and adequately address all of the applicable Performance Requirements to be awarded a bonus. The extent of bonus awarded in any individual circumstance will depend upon:

- the public need for and the location priority of the proposed facility or amenity;
- the design quality of the facility or amenity proposed and achievement of the Performance Requirements;
- the inherent difficulties in providing each particular facility or amenity, or conserving the place, as the case may be; and
- the relationship between the value of the increase in plot ratio for the property and the public benefit(s) received in exchange.

5.1 Public Spaces

The intent of this bonus plot ratio category is to encourage the provision of high quality public spaces within appropriately located developments that will provide new unique opportunities for the public to experience and enjoy the city. The local government’s Urban Design Framework seeks to establish a network of urban spaces that punctuate the city’s street network and to maximise opportunities in large scale developments to address the imbalance of public spaces within the city. Public spaces include plazas, courts, public squares, pedestrian “retreats” and parks on private land.

5.1.1 Essential Criteria

- The space must be strategically located in an area where there is a significant identified or anticipated public need for such a space.

- The space must be freely available and accessible to the public for the majority of the year.
- The space must be of an outstanding design quality and attractive and inviting to the public.

5.1.2 Performance Requirements

- The space must be located in an area where there is a significant identified or anticipated public need for such a facility as identified by the local government and/or satisfactorily demonstrated by the applicant with supporting statistical data or modelling.
- The space must have sufficient area, a regular shape and horizontal and vertical proportions of an appropriate scale to produce a usable and comfortable facility. Access ways to buildings and driveways will not be considered as part of a public space.
- The space must be located and designed so that its availability for use by the general public during the day and the night is obvious, and the space must be available for public use for the maximum time which can be considered reasonable given the facility's location in the city, its primary function and its site context.
- The space must be well defined with building continuity, edges which incorporate activity and opportunities for passive surveillance and an appropriate level of detailing which contributes to making the space interesting and attractive to the public.
- The space should have a distinctive identity and character which is appropriate to its location and welcoming and inviting to the public.
- The space must have moderate to high levels of sunlight access in the middle of the day (10am to 2pm) between August and April each year.
- Part of the space should have some weather protection (from wind, rain and sun) to enable year-round use and it should not create or exacerbate wind problems in the locality.
- Adequate landscaping and functional seating of a high quality must be provided. Particular attention should be paid to the provision of seating around the edges of the space both in terms of amount and orientation.
- Visual attractors, such as public art, should be provided to draw the public to the space.
- Land uses provided at the edges of the space should be varied in nature with a range of operating hours to provide extended activity, attraction and opportunities for passive surveillance to the space during the day and night, including during weekends.
- A small percentage of the space may be permitted to be used for alfresco dining in association with adjoining land uses to provide activity and attraction, but it should not dominate the space. Commercial uses (such as a café or florist) within the space may also be permitted to increase public interest and to encourage its use (but will be considered as part of the floor area of the building).
- Lighting should be an integral element of the design to enhance the space at night and provide for the safety and security of the users.
- The design and detailing of the space must ensure the safety and security of the users, particularly at night. Particular regard should be given to the form and location of planting, the layout of the space, the avoidance of entrapment areas and opportunities for passive surveillance from within the site and from surrounding sites.



- The space must provide universal access and variations in levels avoided wherever possible unless integral to the design.
- The space must be managed and maintained to a high standard by the landowner, and where it is of a sufficient size, available for a range of public events and activities supported by the local government.

5.1.3 Required Documentation

To enable a detailed assessment of the proposed space the applicant shall submit the following information with the development application:

- A comprehensive planning report which addresses all of the essential criteria and performance requirements.
- Coloured perspectives or photomontages of the space during the day and night from a pedestrian view point (including an A4 and A3 coloured copies).
- A wind impact assessment of the proposed space prepared by a suitably qualified consultant. The report is to identify and analyse the effects of wind conditions on pedestrians within the space and on adjoining land and document measures to reduce impacts.
- Shadow diagrams indicating the shadow cast onto the space at 10am, midday and 2pm on the 22nd August, the 22nd September, the 22nd October and the 22nd November in order to ascertain the extent of sunlight access to the space.
- A landscape plan identifying the location, design, dimensions, levels, materials and colour of all soft and hard landscaping areas, ramps, seating and other furniture.
- An access statement undertaken by a suitably qualified consultant, demonstrating the space's compliance with universal access principles and the obligations of the Disability Discrimination Act 1992.
- A lighting plan undertaken by a suitably qualified consultant.
- A Safer Design Site Assessment (in accordance with the City of Perth Safer Design Guidelines).
- A management plan demonstrating how the space is to be operated and maintained, and detailing and warranting its hours of operation. This management plan should also address safety and security.

5.2 Pedestrian Facilities

The intent of this bonus plot ratio category is to promote and enhance pedestrian movement within the city by encouraging pedestrian links within appropriately located developments. The local government's Urban Design Framework seeks to improve pedestrian permeability within the city to increase the fineness of the urban grain. In particular it seeks to encourage the creation of pedestrian routes through large street blocks where pedestrian routes do not currently exist. Pedestrian facilities include pedestrian paths, walkways and the upgrading of laneways.

5.2.1 Essential Criteria

- The facility must be strategically located where there is a significant identified or anticipated public need for such a facility.

- The facility must improve the level of connectivity within the city without having an adverse impact upon the existing street network by unnecessarily duplicating preferred routes.
- The facility must be freely available for public use for the majority of the year.
- The facility must be easily and universally accessible and safe, convenient and comfortable to use.

5.2.2 Performance Requirements

- The facility must be located in an area where there is an identified or anticipated public need for such a facility with significant existing or projected pedestrian numbers and identifiable desire lines as satisfactorily demonstrated by the applicant with supporting statistical data or modelling.
- The facility should increase pedestrian permeability within the city by providing connections through large street blocks, with north south connectors being particularly desirable, rather than duplicating existing pedestrian routes and drawing pedestrian traffic away from existing streets and laneways.
- Tunnels and bridges should be avoided to concentrate city life at street level.
- The facility should be designed in accordance with the standards of width, height, etc. as set out in City Planning Scheme No. 2: Pedestrian Walkways Policy.
- The facility must be permanently accessible for public use or for the maximum time which can be considered reasonable where justifiable circumstances exist.
- The facility should have some protection from the weather for pedestrians.
- The facility should not create or exacerbate wind problems in the locality.
- The facility should contain, or be lined with, an appropriate range of activities and features of interest which encourage use during both the day and night and provide opportunities for passive surveillance. (These may or may not be commercial activities although the commercial benefits of such a facility will be taken into consideration when determining the appropriate level of bonus plot ratio to be awarded.)
- Universal access must be provided and variations in levels should be avoided wherever possible.
- The design and detailing of the space must ensure the safety and security of the users, particularly at night. Particular regard should be given to lighting, the layout of the space, the avoidance of entrapment areas and opportunities for passive surveillance from within the site and from surrounding sites.
- The facility must be managed and maintained to a high standard by the proponent/provider.

5.2.3 Required Documentation

To enable a detailed assessment of the facility the applicant shall submit the following information with the development application:

- A comprehensive planning report which addresses all of the essential criteria and performance requirements.
- Coloured perspectives or photomontages of the facility during the day and the night from a pedestrian view point (including A4 and A3 coloured copies).

- A wind impact assessment of the proposed facility prepared by a suitably qualified consultant. The report is to identify and analyse the effects of wind conditions on pedestrians within the facility and on adjoining land and document measures to reduce impacts.
- A landscape plan identifying the location, design, dimensions, levels, materials and colour of all soft and hard landscaping areas, ramps, seating and other furniture.
- An access statement undertaken by a suitably qualified consultant, demonstrating the proposal's consideration of universal access principles and the obligations of the Disability Discrimination Act 1992.
- A lighting plan undertaken by a suitably qualified consultant.
- A Safer Design Site Assessment (in accordance with the City of Perth Safer Design Guidelines).
- A management plan demonstrating how the facility is to be operated and maintained, and detailing and warranting its hours of operation. This management plan should also address safety and security.

5.3 Conservation of Heritage Places

The intent of this bonus plot ratio category is to facilitate the retention, enhancement and maintenance of places of cultural heritage significance in order to promote and safeguard the city's heritage. The local government's Urban Design Framework seeks to retain, enhance and celebrate the best of the city's physical and cultural heritage. The preservation of existing buildings with the highest architectural merit of their era or the greatest cultural significance and the retention of the character of streets and other places through the retention of character buildings and the sensitive introduction of new buildings are key principles.

5.3.1 Essential Criteria

- The place to be protected and conserved must be listed on the Heritage List. Should a proponent want to protect a place that is not on the List as part of a bonus plot ratio application, then the proponent will be required to request listing of the place on the List as part of the application. This request will be determined in accordance with clause 8 of the Deemed Provisions.
- The development must ensure the protection and conservation of the cultural significance and integrity of the place within an appropriate setting.

5.3.2 Performance Requirements

- The protection and conservation of the place must be in accordance with City Planning Scheme No. 2: Heritage Policy, a current Conservation Plan and any other relevant policy.
- The development must ensure the retention of as much as possible of the significant cultural heritage fabric of the place. The retention of only a heritage place's façade will not be supported.
- The heritage place must be retained in an appropriate setting that highlights and facilitates the appreciation of the place. New buildings, landscaping and urban design treatments should be sensitively introduced to respect the place, having particular regard to the scale and massing of the new buildings.

- Where the original use of the place is of cultural significance ideally this use should be retained. If this is not the case or if this is not feasible, the use of the place for a purpose which enables a level of public access is encouraged. Any new use should involve minimal change to the significant fabric of the place.
- Interpretation strategies should be provided on site as part of the proposal to enhance the public's appreciation of the cultural heritage significance of the place.

5.3.3 Required Documentation

To enable a detailed assessment of the proposal the applicant shall submit the following information with the development application:

- A comprehensive planning report which addresses all of the essential criteria and performance requirements.
- Coloured perspectives or photomontages of the heritage place as it will be set within the development during the day and the night from a pedestrian view point (including A4 and A3 coloured copies).
- A current Conservation Plan (as defined in City Planning Scheme No. 2: Heritage Policy) for the place. The local government at its discretion may accept a conservation management strategy prepared in accordance with the Heritage Council of Western Australia's 'Conservation Management Strategy Standard Brief' in lieu of a conservation plan.
- A Heritage Impact Statement (as defined in the City Planning Scheme No. 2: Heritage Policy) prepared by a suitably qualified heritage expert.
- "As existing" plans and elevations of the place.
- An interpretation strategy undertaken by a suitably qualified consultant.
- A lighting plan undertaken by a suitably qualified consultant.
- Where requested by the local government depending on the nature of the proposal:
 - a Safer Design Site Assessment (in accordance with the City of Perth Safer Design Guidelines) and a management plan for safety and security;
 - a landscape plan identifying the design, location, dimensions, levels, materials and colour of all soft and hard landscaping areas, ramps, seating and other furniture;
 - an access statement undertaken by a suitably qualified consultant, demonstrating the proposal's consideration of universal access principles and the obligations of the Disability Discrimination Act 1992.

NOTE: 1. A Heritage Agreement as defined under the Heritage of Western Australia Act 1990 will be required as a condition of development approval to ensure the ongoing maintenance of the heritage place.

5.4 Provision of Specific Facilities on Private Land

The intent of this bonus plot ratio category is to encourage development which incorporates infrastructure that will meet a significant identified or satisfactorily demonstrated community or public need. The local government's Urban Design Framework seeks to enhance the liveability of the city through the provision of facilities for workers and residents. Facilities that will be considered include:

- Public toilets,
- Public change rooms,
- Public end of journey facilities,

- Public pre-school or child care facilities and associated open space,
- Public information centres,
- Public cultural facilities,
- Loading docks.

5.4.1 Essential Criteria

- The facility must meet a significant identified or anticipated community or public need that is appropriate or desirable for the subject site and/or immediate locality.
- The facility must be well designed and appropriately located within the development to effectively meet the identified or anticipated community or public need.

5.4.2 Performance Requirements

- There must be a strategic public need for the facility in the location proposed as identified by the local government or as satisfactorily demonstrated by the applicant with supporting statistical data or modelling.
- The location and design of the facility must be appropriate to its function, setting, context and surrounding land uses.
- The facility must be of a high quality and suitably located in relation to its function, public accessibility and visibility.
- The applicant must establish and demonstrate long term commitment to the provision and success of the facility, including suitable management arrangements.
- The facility must be available for use for the maximum time which can be considered reasonable given its intended use.
- Appropriate signage should be provided on the site to alert the public to the availability of the facility.

5.4.3 Required Documentation

To enable a detailed assessment of the proposal the applicant shall submit the following information with the development application:

- A comprehensive planning report which addresses all of the essential criteria and performance requirements.
- A management plan demonstrating how the facility is to be operated, financed and maintained, and detailing and warranting its hours of operation. This management plan should also address safety and security issues.
- A signage strategy.
- Where requested by the local government depending on the nature of the facility:
 - a lighting plan undertaken by a suitably qualified consultant;
 - a Safer Design Site Assessment (in accordance with the City of Perth Safer Design Guidelines);
 - an access statement undertaken by a suitably qualified consultant, demonstrating the proposal's consideration of universal access principles and the obligations of the Disability Discrimination Act 1992.

6.0 RESIDENTIAL DEVELOPMENT

The intent of this bonus plot ratio category is to encourage the provision of residential uses within development in the city's central core in order to assist in creating a lively and vibrant capital city. The local government's Urban Design Framework seeks to achieve a residential population of 10,000 residents in the city's central core to create a 'living' city.

Development which incorporates residential use may be awarded bonus plot ratio of up to 20% where it is located within the area indicated on the Residential Bonus Plot Ratio Plan contained within City Planning Scheme No. 2. The awarding of bonus plot ratio will also be subject to compliance with the Maximum Bonus Plot Ratio Plan contained within City Planning Scheme No. 2.

While there is no requirement for the residential use in a mixed use development to form part of the base plot ratio, the bonus floor area must be used for the residential use. Where a bonus is granted for a residential use as part of a mixed use development the relevant bonus floor area must be used for residential dwellings and not for shared ancillary facilities or amenities

Where bonus plot ratio is granted for development which incorporates residential use, the residential use must be maintained in its entirety (including any base plot ratio used) for a minimum period of ten years in accordance with clause 35 of City Planning Scheme No. 2. This ten year period will commence from the date the residential use is lawfully occupied.

6.1 Design Criteria

The residential use shall be designed in accordance with the provisions of City Planning Scheme No. 2: Residential Design Policy. In the case of mixed use development, the design of the development must ensure that conflict between the uses is minimised. A separate lobby will be required to be provided for the residential use. The residential use will also be required to be separated from other uses by being located on separate floors of the building.

6.2 Required Documentation

To enable the assessment of the proposal the applicant shall submit a comprehensive planning report with the development application which details compliance with the provisions of City Planning Scheme No. 2: Residential Design Policy.

In the case of mixed use developments a management plan shall be submitted detailing the proposed design elements and operational procedures for separation of uses and avoidance of potential conflicts between all proposed uses and between all of the different occupants and patrons.

7.0 SPECIAL RESIDENTIAL DEVELOPMENT

The local government's Urban Design Framework recognises the city's role as the premier tourist destination and the centre of business and commerce in the state and seeks to encourage a diverse range of high standard hotel and other tourist infrastructure to assist in the fulfilment of these roles. This bonus plot ratio category is intended to address this objective and encourage the provision of new short term accommodation within the city to adequately cater for increasing visitor numbers.

Development that incorporates special residential use, the predominant purpose of which is to provide short term accommodation, may be awarded bonus plot ratio. Up to 20% bonus plot ratio may be awarded where a development incorporates a special residential use and



where it is located within the area shown on the Special Residential Bonus Plot Ratio Plan as eligible for up to 20% or up to 40% bonus plot ratio. Alternatively up to 40% bonus plot ratio may be awarded where the special residential use is a hotel that meets the criteria identified within Section 7.1 and 7.2 of this policy to be considered as high quality accommodation and where it is located within the area shown on the Special Residential Bonus Plot Ratio Plan as eligible for up to 40% bonus plot ratio. The awarding of bonus plot ratio will also be subject to compliance with the Maximum Bonus Plot Ratio Plan contained within City Planning Scheme No. 2.

There is no requirement for the special residential use in a mixed use development to form part of the maximum plot ratio, however the bonus floor area must be used for the special residential use. Where bonus plot ratio is granted for a special residential use as part of a mixed use development the relevant bonus plot ratio floor area must be used for the guest rooms or apartments and not for shared ancillary facilities or amenities.

Where bonus plot ratio is granted for development that incorporates a special residential use, the special residential use must be maintained in its entirety (including any base plot ratio used) for a minimum period of ten years in accordance with clause 35 of City Planning Scheme No. 2. This ten year period will commence from the date the special residential use is lawfully occupied. In the case of high quality hotel accommodation granted bonus plot ratio of up to 40%, a change of use incidental or ancillary to the primary hotel use will only be permitted where the local government is satisfied that the hotel will maintain compliance with the High Quality Hotel Design Criteria that determine high quality accommodation.

7.1 Design Criteria

Special residential uses shall be designed in accordance with the provisions of City Planning Scheme No. 2: Special Residential (Serviced and Short Term Accommodation) Policy.

In the case of mixed use development, the design of the development must ensure that conflict between the uses is minimised. A separate lobby will be required to be provided for the special residential use. Special residential guest rooms or apartments will also be required to be separated from other uses by being located on separate floors of the building.

In addition, hotels seeking bonus plot ratio must provide the following basic facilities and amenities:

- a lobby/reception area;
- back of house/administration facilities, including housekeeping areas to enable a fully serviced hotel to function, staff ablution/locker facilities, office space and storage areas; and
- bathrooms within guest rooms which incorporate at a minimum a basin, shower and toilet. Laundry facilities shall not be provided within hotel guest rooms.

7.2 High Quality Hotel Design Criteria

To be eligible to be awarded bonus plot ratio of up to 40% for a hotel use, high quality fully serviced hotel accommodation is required to be provided. The hotel will be required to meet the design criteria listed under Section 7.1 to be eligible for up to 20% bonus plot ratio and in addition the applicant must provide evidence to demonstrate that the hotel will provide high quality visitor accommodation (consistent with what would be expected in an international ‘5 star’ standard hotel). This will include compliance with the specific essential facilities and amenities listed under Section 7.2.1 and provision of a minimum of four of the additional facilities and amenities listed under Section 7.2.2.

The listed facilities and amenities are commonly and consistently provided within high quality hotels within capital cities in Australia and overseas. The list is not intended to be limiting, as it is recognised that amenities and facilities within high quality hotel developments vary significantly from development to development depending upon the size of the hotel, the market that is being targeted and current trends. Consideration may be given to an alternative facility reflecting new hotel trends where the applicant can adequately demonstrate its need, value and quality. Ideally applicants will provide amenities and facilities in excess of the minimum required.

Consideration may be given to variations to the list in the case of those hotels involving adaptation of existing buildings including places of cultural heritage significance (as entered on the Heritage List) where there are demonstrated constraints for floor area, structural and/or conservation reasons.

7.2.1 Essential Facilities and Amenities

All of the following must be provided within high quality hotel development:

Communal Areas:

- A dedicated lobby/reception area which is designed to a high quality to provide a luxurious entrance and gathering area for guests. It is to have large and spacious proportions which will adequately accommodate a 24 hour reception, concierge facility and generous seating and gathering areas.
- A restaurant integrated into the design of the hotel and accessible from inside the hotel.
- A lounge bar/cocktail bar integrated into the design of the hotel, accessible from inside the hotel.
- A swimming pool of a size which is proportional to the number of hotel rooms to adequately cater for the number of hotel guests likely to be using the pool.

Guest Rooms:

- Minimum internal area of 35m² (including bathrooms and excluding balconies).

The following must not be provided:

- Kitchens (excluding kitchenettes) and laundry facilities within guest rooms or elsewhere in the hotel accessible for use by hotel guests.

7.2.2 Additional Facilities and Amenities

A minimum of four of the following must be provided within high quality hotel development:

- A gymnasium / health club of a size which is appropriate to the size of the hotel and accessible from inside the hotel.
- A day spa for personal care treatments such as massages and facials, accessible from inside the hotel.
- Additional restaurant/s integrated into the design of the hotel and accessible from inside the hotel.
- A ballroom with a minimum area of 350m².
- Conference / meeting rooms – a minimum of four rooms of sizes which are proportional to the size of the hotel. The rooms may be designed to be interconnected with a minimum combined area of 100m².

- A business centre of a size which is proportional to the number of hotel rooms to adequately cater for the number of hotel guests likely to use the centre. It should provide secretarial services and business support such as computers, printers and scanners with internet access, photocopying, faxing facilities and new technologies.
- A corporate/VIP/club lounge of a size which is proportional to the number of hotels rooms to adequately cater for the potential number of users. It should provide exclusive facilities such as seating, dining and bar facilities, for guests who are members of the hotel club or staying in executive guests rooms.
- Shop/s integrated into the design of the hotel and accessible from inside the hotel to cater for hotel guests needs.

7.3 Required Documentation

To enable the assessment of proposals seeking bonus plot ratio for a special residential use the applicant shall submit a comprehensive planning report with the development application which details compliance with the provisions of City Planning Scheme No. 2: Special Residential (Serviced and Short Term Accommodation) Policy.

In the case of a special residential use proposed as part of a mixed use development, the management plan required to be submitted in accordance with City Planning Scheme No. 2: Special Residential (Serviced and Short Term Accommodation) Policy shall include details of the proposed design elements and operational procedures for separation of uses and avoidance of potential conflicts between all uses and between all of the different occupants and patrons.

In addition to the above, to enable a detailed assessment of proposals seeking bonus plot ratio specifically for a hotel use, the applicant must demonstrate within the planning report compliance with the Design Criteria listed within Section 7.1 and the High Quality Hotel Design Criteria listed within Section 7.2, as applicable depending upon the bonus plot ratio which is being sought. Plans submitted with the application shall also contain sufficient detail to be able to determine compliance.

8.0 MINOR BONUSES FOR ELIGIBLE DEVELOPMENTS APPROVED PRIOR TO GAZETTAL OF CITY PLANNING SCHEME NO.2

The intent of this bonus plot ratio category is to enable developments approved prior to the gazettal of City Planning Scheme No. 2 to achieve a minor bonus plot ratio to undertake minor internal alterations or provide enhanced levels of street activation. To be eligible, the development must have been approved with a total floor area of building(s) on the lot which is in excess of the current maximum plot ratio by at least 20% and does not qualify for transfer of plot ratio. The applicant will be required to provide evidence to confirm the total floor area of the development approved by the local government.

Such an additional bonus plot ratio is not an automatic entitlement and will only be considered where the additional plot ratio is the result of an internal renovation of the building and does not result in any change to its bulk, height or scale or for exceptional development at street level that makes a significant contribution to the community and the urban design and environment of the city.

For those developments approved prior to the gazettal of City Planning Scheme No. 2 with a total floor area on the lot which is in excess of the current maximum plot ratio but which still qualify for transfer plot ratio, this is recommended as the most appropriate means of

accessing plot ratio for internal alterations or street level activation (refer to City Planning Scheme No. 2: Transfer Plot Ratio Policy).

8.1 Minor Bonus Plot Ratio Expressed Above Street Level

8.1.1 Essential Criteria

- The minor bonus plot ratio must result from the renovation and/or upgrading of the internal layout of the building to suit contemporary needs.
- The minor bonus plot ratio must not prejudice the compliance of the building with the Building Code of Australia, local government By-Laws or any other legislative or policy requirement relating to safety, provision of services, utilities and so forth.
- The minor bonus plot ratio must not necessitate any change to the bulk, height or scale of the building.

8.2 Minor Bonus Plot Ratio Expressed at Street Level

8.2.1 Essential Criteria

- The minor bonus plot ratio must be used for commercial uses (excluding offices) that promote pedestrian interest and activity at the street level.
- The proposed development must make a positive contribution to the streetscape and/or public domain and be comfortable and easily accessible for pedestrians.

8.2.2 Performance Requirements

- The use should be of such design, dimensions and proportions as to produce a usable and comfortable environment for pedestrians, and be in keeping with the scale of surrounding buildings.
- The use and its space must be available to the public for the maximum time which can be considered reasonable given the facility's location in the city, its primary function and its site context.
- The use must provide universal access and variations in levels should be avoided wherever possible.
- The use should have some weather protection (from wind, rain and summer sun), to encourage year-round use.
- Where appropriate, adequate landscaping and seating of a high quality should be provided. Particular attention should be paid to the provision of seating around the edges of the space both in terms of amount and orientation.
- The design and detailing of the use/space must ensure the safety and security of the users, particularly at night. Particular regard should be given to lighting, the form and location of planting, the layout of the space, the avoidance of entrapment areas and opportunities for passive surveillance from within the site and from surrounding sites.
- The design of all structures, materials, fixtures and furniture should be of high quality.

The extent of bonus plot ratio awarded for the facility will be based on:

- The area of land proposed for the use;
- The importance of the use and activity to the city; and
- The extent to which the proposal benefits or disadvantages the subject site.

8.3 Required Documentation

To enable a detailed assessment of proposals involving minor bonus plot ratio expressed at street level the applicant shall submit the following information with the development application:

- A comprehensive planning report which addresses all of the essential criteria and performance requirements.
- Coloured perspectives or photomontages of the facility during the day and night from a pedestrian view point (including A4 and A3 coloured copies).
- Where requested by the local government depending on the nature of the proposal:
 - a wind impact assessment of the proposed facility prepared by a suitably qualified consultant. The report is to identify and analyse the effects of wind conditions on pedestrians on the site and on adjoining land and document measures to reduce impacts;
 - an access statement undertaken by a suitably qualified consultant, demonstrating the proposal's compliance with universal access principles and the obligations of the Disability Discrimination Act 1992;
 - a lighting plan undertaken by a suitably qualified consultant;
 - a landscape plan identifying the design, location, dimensions, levels, materials and colour of all soft and hard landscaping areas, ramps, seating and other furniture;
 - a Safer Design Site Assessment (in accordance with the City of Perth Safer Design Guidelines) and a management plan addressing safety and security.