

P350.16 Variation to Plot Ratio for Multiple Dwellings and Mixed Development

Responsible Business Unit/s	Development Services
Responsible Officer	Manager Development Services
Affected Business Unit/s	Development Services

Policy Objectives

To provide guidance regarding development applications proposing variations from the deemed-to-comply plot ratio standards in the Residential Design Codes (R-Codes) for Multiple Dwellings and Mixed Development.

Policy Scope

The deemed-to-comply provisions in the R-Codes set maximum plot ratio standards based upon the assigned density coding of the subject land. The corresponding design principle gives the Council discretionary power to approve variations from the deemed-to-comply maximum plot ratio, if the bulk and scale of the proposed building is in accordance with the local planning framework and is consistent with existing or future desired built form of the locality.

This policy applies to all Multiple Dwelling and Mixed Development proposals seeking a variation from the maximum plot ratio set out in Table 4 of the R-Codes.

This policy does not apply within Special Control Area 1 – South Perth Station Precinct, or the Canning Bridge Activity Centre Plan area. Where this policy is inconsistent with the provisions of a specific Policy, Guideline or Plan applying to a particular site or area, the provisions of the specific Policy, Guideline or Plan shall prevail.

Definitions

Refer to TPS6:
- Multiple Dwelling
- Mixed Development

Advice Notes

Refer to R-Codes clause 6.1.1 and Table 4

Policy Statement

1. Subject to compliance with the provisions of this policy, the City may grant approval for additional plot ratio:
 - (a) up to 10 percent above the deemed-to-comply maximum prescribed in Table 4 of the R-Codes; or
 - (b) up to 20 percent above the deemed-to-comply maximum prescribed in Table 4 of the R-Codes for sites coded R50 to R80, and up to 50 percent for sites coded R100 and higher, where all setbacks comply with the deemed-to-comply setback provisions in the R-Codes.
2. Additional plot ratio will not be approved “as of right”. To gain approval for additional plot ratio above the deemed-to-comply maximum in the R-Codes, the proposal must comply with the following requirements:
 - (a) The proposal is to be advertised with a minimum of Area 2 consultation in accordance with policy P301 Community Engagement in Planning Proposals;
 - (b) The proposal is to demonstrate that it meets design principle P1 of clause 6.1.1 of the R-Codes;

Advice Notes

Refer to R-Codes clause 6.1.1 design principle P1 and clause 6.1.5, Table 4 and Figure Series 6.

- (c) Where the development site is coded R50 or R60, open space is to be provided in accordance with the deemed-to-comply provisions of the R-Codes clause 6.1.5;
- (d) The proposal is to meet all of the following criteria, to the satisfaction of the Council:
- The architectural design, in the opinion of the Council, is to be exceptional, sensitive and sophisticated, and contribute to the quality of the built environment in the locality. The City's Design Advisory Consultants will be requested to provide advice on the architectural and design quality of all development applications seeking additional plot ratio and their advice will be taken into consideration by the Council.
 - In order to maximise energy efficiency, the building is to be designed to achieve at a 4-star rating under the relevant Green Star rating tool, or equivalent.
 - The development will improve the streetscape and will not result in a significant negative impact on the streetscape character.
 - The development will not adversely affect the amenity of an adjoining property in any way including, but not limited to, incompatible building bulk, obstruction of light and solar access or prevention of adequate ventilation between buildings.
 - The development will improve the amenity of the locality.
 - The development will not affect any significant view from an adjoining property.
 - The development will not result in significant additional traffic in the locality.
 - The development will remove vehicle access from a major road, wherever practicable.
 - The development enables removal of a non-conforming use on the subject site, where applicable.

Advice Notes
Refer to the City's
policy P350.09
Significant Views

Legislative / Local Law Requirements

City of South Perth Town Planning Scheme No. 6
Residential Design Codes of Western Australia

Other Relevant Policies / Key Documents

City of South Perth planning policies