



Local Planning Policies

Plot Ratio and Coverage of Site – Residential R10, R12.5, R15, R20

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Policy

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Statutory Authority

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Shire of Peppermint Grove Local Planning Scheme No. 4 (2017) as amended.

Local Planning Policy

This local policy shall apply to all matters considered pursuant to Local Planning Scheme No.4 (LPS 4) and where the Council may exercise its discretion to vary Scheme requirements, to advise and direct on matters of land subdivision and amalgamation, site and building design, and/or processes associated with the assessment and implementation of development and matters related to its implementation.

The Policy Statement intends to provide clear direction and explanation as to the justification and basis for Council preferences in design and planning. It intends to influence the design of proposals and to achieve consistency of deliberation on matters which call for judgement and consideration of site characteristics and merit of design proposals.

The Policy will apply to each case prescribed to achieve a balance between consistency and appropriate site related design.

Planning Objective

- To provide for a range of housing and a choice of residential densities to meet the needs of the community (LPS4).



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- To maintain and encourage a high-quality environment; preserve the amenity of the Shire and protect the quality and characteristics of its streetscapes; (Local Planning Scheme)
- To maintain, enhance and encourage a high level of amenity in terms of the unique character and identity, streetscapes, public open spaces and lifestyle qualities within the Shire. (Local Planning Strategy)

Statutory Basis

Clause 32 of Local Planning Scheme 4:

Additional Site and Development Requirements

For R10, R12.5, R15 and R20 Coded areas the maximum plot ratio shall be 0.5 unless otherwise determined by the local government

Definition of Plot Ratio under LPS 4:

Plot ratio means the ratio of floor area of a building to an area of land within the boundaries of the lot or lots on which the building is located.

Context

Plot ratio controls the amount of a site which is covered by buildings. A plot ratio of 0.5 has been a feature of the Shire's Schemes since at least 1976 and applied to single houses since 1989.

Apart from the land abutting Stirling Highway corridor, the predominant character of residential development in the Shire is for single dwellings in generous garden settings.

This has contributed to the amenity of the area and defined the character of the streetscapes by controlling the bulk and scale of development on individual lots.

This policy establishes the methodology for calculating plot ratio under LPS 4 for single residential and associated outbuildings in areas coded R10, R12.5, R15 and R20. The methodology contained in the R-Codes pertains to the separately defined term plot ratio area. Plot ratio area is not an expression contained in LPS4 such that it is set aside by this policy.

The following clarifies for the benefit of designers and decision-makers what and how to determine the plot ratio for residential development other than ancillary and aged or dependent persons' dwellings.



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Calculation Methodology

- Gross floor area is to be calculated to include external walls and internal walls which make the footprint of the building(s) on the site at each level (excluding roof top terraces) above mean natural ground level at any point.
- Habitable rooms and non-habitable rooms are included, as are outbuildings and ancillary dwellings.
- The lot area used for the calculation is the entire lot area prescribed by the boundaries.
- Boundary fences, pergolas and swimming pools are excluded from the definition of a building and do not contribute to gross floor area.
- Minor projections including eaves overhang projecting no more than 0.75m from a wall or column of a verandah, balcony, patio, porch or the like do not contribute to gross floor area.
- Retaining walls not forming part of a building do not contribute to gross floor area.
- Stairwells and lift shafts are only to be counted at the ground level.

Some floor areas contribute less to perceptions of building bulk or are considered to be utility in their nature and are; therefore, able to be excluded from the plot ratio calculation.



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Excluded from Gross Floor Area	Threshold as applicable
Machinery, air conditioning and equipment rooms	Total up to 10m ² (no natural light, mechanical ventilation only)
Garages and carports	Total up to 50m ² or 5% of the total site area: whichever is the lesser (must be used exclusively for the parking of wheeled vehicles)
Verandahs, balconies, patios, porches, and gate houses	Total up to 50m ² or 5% of the total site area: whichever is the lesser
Basements and cellars deemed to be entirely underground.	If under the floor of a building, the underside of the slab above must be below the natural ground level. If no building above, the roof must be wholly below the natural ground level.

The policy is to be interpreted for assessment of single residential and associated outbuildings.

In the case of ancillary and aged or dependent persons' dwellings or development assessed under Residential Design Codes Volume 2 - Apartments the alternative plot ratio area methodology applies.

Policy Reference	Formal Description	Service Line
LPP 5	Plot Ratio and Coverage of Site – Residential R10, R12.5, R15, R20.	Development Services
Implementation:		Planning and Building
Adoption and Modification	2020	
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