



**Planning Policy Manual – Part 1**

**Section 4.5.2**  
**Transfer Plot Ratio**



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## 1.0 INTRODUCTION

Plot ratio is a measure of development intensity. The transfer of plot ratio is an incentive to conserve cultural heritage places and Heritage Areas by transferring a portion of unused plot ratio from a place (donor site) to a receiving site (recipient site) where the transfer will not adversely impact on the cultural heritage and general amenity of the city. While transfer of plot ratio is intended to assist in the conservation and enhancement of cultural heritage places and Heritage Areas, it is merely one mechanism that works in conjunction with others in fulfilling the heritage objectives of the local government.

Transfers of plot ratio take place in two stages. The first stage is the approval of a place as a donor site for transferable plot ratio. The second is the approval of a development application for the transfer of plot ratio from a donor site to a recipient site.

## 2.0 OBJECTIVES

The objectives of this policy are to:

- support clauses 30 and 31 of the City Planning Scheme No.2 which provide for the transfer of plot ratio from a donor site to a recipient site;
- conserve and enhance places of cultural heritage significance and Heritage Areas;
- facilitate binding commitments for the conservation of places of cultural heritage significance;
- ensure the appropriate development and adaptation of places with cultural heritage significance;
- offer the landowners of places, with cultural heritage significance or located within a conservation area, an alternative to maximising the development potential of those places, where to do so, would have adverse impacts on the cultural heritage significance of the place or the conservation area; and
- make provision for the use of plot ratio at locations where its use is appropriate to the locality.

## 3.0 POLICY AREA

This policy shall apply to the entire district of the City of Perth with respect to donor sites, and to the areas specified with maximum plot ratio in the Plot Ratio Plan contained within City Planning Scheme No. 2 with respect to recipient sites.

## 4.0 POLICY

### 4.1 Transfer of Plot Ratio

A place's development potential is determined by a number of factors including the plot ratio specified in the plot ratio plan of the City Planning Scheme No.2. Plot ratio is given as a ratio which controls the maximum floor area of a building measured in square metres (m<sup>2</sup>).

Many places of cultural heritage significance or those located in Heritage Areas, comprise buildings that do not utilise the maximum floor area which the applicable plot ratio may allow. Some of this unused plot ratio may be able to be used for development or adaptive reuse of the place, guided by a conservation plan. Where this is possible, the amount of plot

ratio required to facilitate future development or adaptive reuse shall be retained. A minimum 10% of unused plot ratio shall be retained on the donor site.

The remaining unused plot ratio, after allowing for any future development and adaptation, is plot ratio that may, subject to local government approval, be transferred to another place.

#### 4.2 Request for Approval as a Donor Site

A request for approval of a place as a donor site shall be initiated by the landowner, or their authorised agent, completing the relevant form for this purpose. The local government shall be provided with the plans, documents and information identified by the City Planning Scheme No.2 or other documents referred to in clause 3(2) to assess whether approval should be granted and the quantity of plot ratio for transfer.

A request for approval of a place as a donor site should be accompanied by:

- a current conservation plan for the place, or the Heritage Area in which it is located. 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 conservation plan shall not be required for a place within a Heritage Area that is specified as being of 'no cultural heritage significance' or a 'non-heritage building', however the local government at its discretion, may require an archaeological assessment of the place;
- floor area of the building(s) currently located on the place;
- details of any proposed development or adaptation of the place and the amount of plot ratio likely to be required for this;
- an explanation of how maximising development (building to the plot ratio specified for the place in the plot ratio plan of the City Planning Scheme No.2) would adversely affect the cultural heritage significance of the place or the Heritage Area in which the place is located. Evidence of this must be provided in the conservation plan or as a separate statement by a suitably qualified heritage expert;
- the amount of transferable plot ratio for which approval is sought; and
- any additional matters identified by the local government.

#### 4.3 Determination of Request for Approval as a Donor Site

Clause 30(3) of the City Planning Scheme No.2 provides for the local government to approve or refuse a request for approval of a place as a donor site and to impose conditions which must be satisfied prior to a place being recorded as a donor site in the Register of Transfer of Plot Ratio. Should any conditions not be fulfilled within 12 months, or other such period, of the local government's approval, the approval shall lapse and a new request shall need to be made. Once all conditions of approval have been satisfied, the place, and the amount of transferable plot ratio associated with the place, shall be entered into the Register of Transfer of Plot Ratio. Transferable plot ratio associated with a donor site shall not come into existence until the place is recorded as a donor site on the Register of Transfer of Plot Ratio.

#### 4.4 Transferring Registered Plot Ratio to a Recipient Site

Once a donor site is listed in the Register of Transfer of Plot Ratio, the local government may approve the use of its transferable plot ratio, in whole or part, at a recipient site. Any approval given by the local government must be in response to a development application for the recipient site. Agreement must be reached between the landowners of the donor and



the recipient sites, to create a contract between the two landowners for the sale of the transferable plot ratio. Evidence of this agreement must be provided with the development application and the landowners of the donor and recipient sites must sign the development application form.

On granting of development approval under clause 30(6), the place shall be recorded as a recipient site in the Register of Transfer of Plot Ratio. The plot ratio of the donor site shall be reduced, and that of the recipient site shall be increased, to account for the transfer of transferable plot ratio.

The transfer of plot ratio to a recipient site shall be effective on submission of a Notification of Change of Ownership of Plot Ratio form signed by the landowners of the donor and recipient sites. Once registered to a recipient site, the transferable plot ratio may not be transferred to another site. Should ownership of a recipient site change or development approval for a recipient site lapse, the transferable plot ratio shall remain with that recipient site.

#### **4.5 Use of Transferable Plot Ratio by a Donor Site**

Future conditions may result in development opportunities for a place that were not apparent when a donor site was approved. Therefore, the transferable plot ratio recorded in the Register of Transfer of Plot Ratio remains available for development at the donor site so long as it has not been approved, or is under consideration, for transfer to a recipient site. The donor site will remain subject to the heritage agreement, which may be amended only with the consent of all signatories. A development application would be required for the use of transferable plot ratio on a donor site.

### **REFERENCE TO RELATED PLANNING MATERIAL:**

#### **Scheme Provisions:**

- Precinct Plans
- City Planning Scheme No. 2 (Particularly Clauses 30 and 31)
- City Planning Scheme No. 2 Plot Ratio Plan
- The Deemed Provisions

#### **Policies:**

- Bonus Plot Ratio
- Design Guidelines for specific parts of the city (Policy Manual)

#### **Registers:**

- Heritage List
- Transfer Plot Ratio (Register 8.2)