The Chief Executive Officer (Attn: Sustainable City Development)
City of Perth
GPO Box C120
Perth WA 6839

Public Comment: Maximum Plot Ratio, Bonus Plot Ratio and Land Use Controls

FuturePerth fully supports the City of Perth’s amendment No. 25 CPS No. 2 which includes changes to plot ratio and setback legislation. Notably:

- Increases to the maximum plot ratios across large parts of the city
- Expansion of items eligible for bonus plot ratio to encourage market delivery of strategic priorities of the City:
  - Residential development in the city core attracting a possible bonus of up to 20%
  - Special residential development in select areas of the city attracting a possible bonus of up to 20% or up to 40% for high quality hotels
- The overall maximum bonus plot ratio in select areas of the city is to be increased from 20% to 50% to allow a combination of bonus items
- Refinement of the existing bonus plot ratio provisions to better align with strategic needs and remove the Normalised East Perth Redevelopment Authority Area from the application area.

We believe the proposed changes represent a necessary evolution in Perth’s development and will encourage greater investment in intense and appropriate development within the City of Perth.

Increasing residential developments will allow for critical mass sustaining important commercial and recreational functions. Improved outcomes for developers and city residents will be achieved through overall maximum plot ratio increases from 20-50%.

FuturePerth feels that higher quality development outcomes could be achieved by allowing the council to exert discretion permitting plot ratio bonuses above the proposed maximum permissible amounts. We feel that an ‘as needed’ unlimited plot ratio bonus for exceptional developments demonstrating a commitment to urban design and best outcomes for the city is warranted. We believe developments should be assessed on merit and not simply curtailed to a strict set of plot ratio bonuses.

John van Bockxmeer (Vice Chair, on behalf of FuturePerth Committee 2012)
23rd June 2012