

Residential Plot Ratio

For Dwellings-multiple in Zones MR, HR and C

Residential plot ratio expresses the relationship between the residential floor area of a building and to the area of the site.

The purpose of using a residential plot ratio is to establish a maximum allowable floor area for developments that have multiple storeys.

Residential plot ratio works in conjunction with other setback and height provisions within the Scheme to control the size and form of residential buildings.

Objectives of Residential Plot Ratio

The objectives of residential plot ratio provisions are to:

- help ensure built form outcomes are consistent with the desired outcomes of the relevant zones within the Scheme
- provide flexibility for developers and designers when formulating a floor plan for apartment buildings
- encourage the provision of ground level apartments in Zones MR and HR by intentionally excluding them from plot ratio area calculations.

Scheme Requirements

Table B to Clause 5.4.1 (Residential Density Limitations) specifies the following residential plot ratios:

- 1.3:1 for Zone C (Commercial) and Zone MR (Medium Density Residential)
- 2.3:1 for Zone HR (High Density Residential).

To calculate the maximum residential floor area for a development take the residential plot ratio for the appropriate zone and multiply it by the site area.

For example, if you take a site that is in Zone HR that has an area of 1000m², the maximum residential floor area for the total development is 2300m² (2.3 x 1000m² = 2300m²).

This number is the total area of floor space that can be used within the development, across all storeys, but does not include:

- residential uses at ground level
- external walls
- lift shafts
- stair wells
- machinery, air-conditioning and equipment
- rooms

- any space, including car parking areas, that is wholly below ground level
- storerooms
- lobbies, bin storage, or common areas
- balconies, courtyards or roof terraces.

Note: There is no guarantee that the maximum residential floor area allocation will be able to be achieved in full for every site as the development still needs to comply with other relevant development requirements.

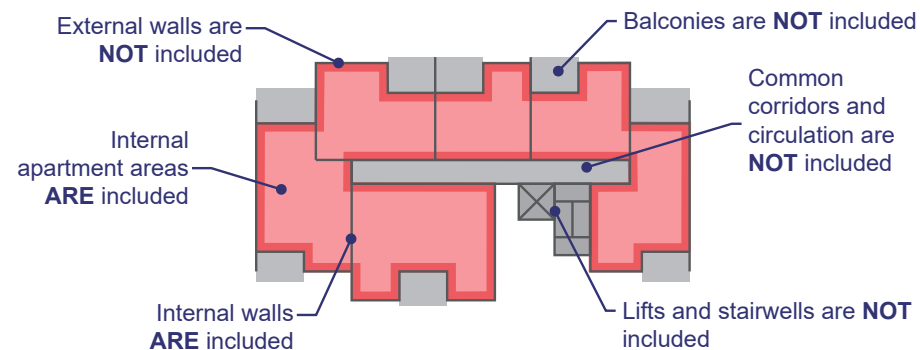


Fig 1: illustrates some aspects of a building footprint that contributes to the residential floor area.

Mixed Use Developments in Zone C

Zone C (Commercial) allows for the development of buildings that provide a mix of commercial and residential uses on the same site. This type of development is commonly referred to as mixed use.

Unlike residential uses, the commercial element of mixed use development uses a 'commercial plot ratio' to establish a maximum commercial floor area, which is found in Clause 5.5.2 (Plot Ratios in Commercial Zones) of the Scheme

This means that mixed use developments in Zone C re entitles to a 'residential floor area' plus a 'commercial floor area' which can be distributed across multiple levels according to the proponents preferred design; however, there must be commercial uses at ground level as per Cause 5.4.9 (Residential Development in Zone C).

It is important to note that the permitted amounts of each type of floor area apply in addition to, but separately from, each other. The intention of this is to encourage residential development within Zone Z, without detracting from the existing commercial potential.

Note: An application should include a plan clearly identifying any areas that contribute to 'residential floor area' or 'commercial floor area' within a residential or mixed use development.

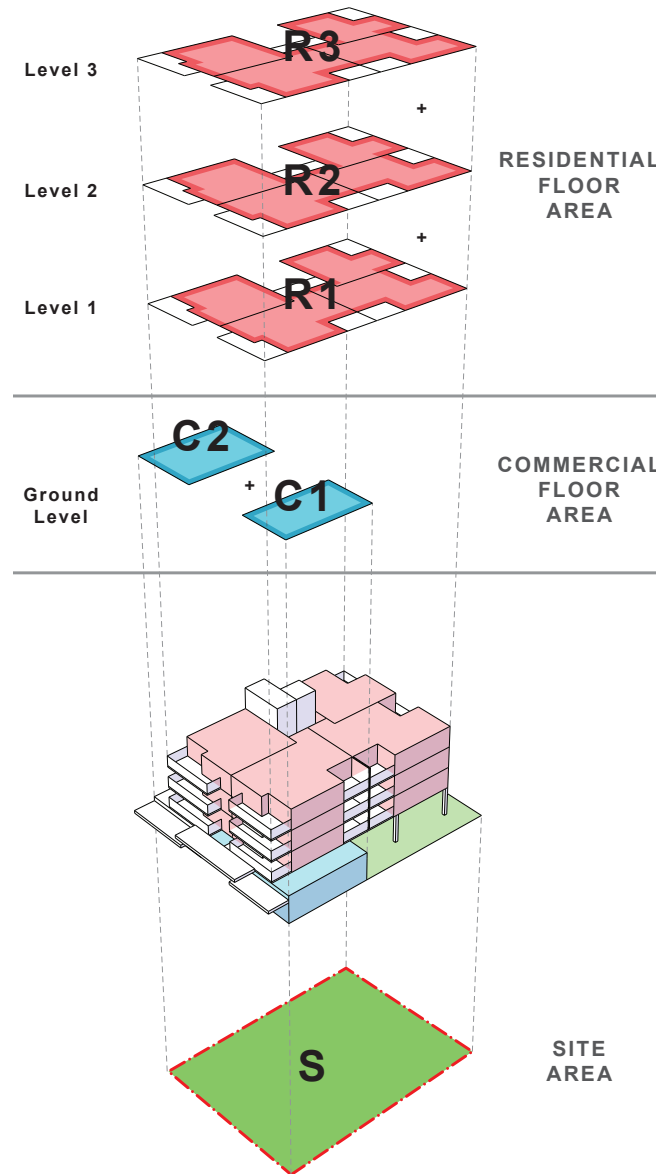


Fig 2: illustrates how a residential floor area and commercial floor area interrelate in a typical mixed-use development.

Worked example using residential plot ratio and commercial plot ratio in Zone C

The following provides an example of how to calculate the maximum 'residential floor area' and maximum 'commercial floor area' for a mixed use development on a site of 2000m² in Zone C.

$$\begin{aligned} \text{Maximum residential floor area} &= \text{residential plot ratio} \times \text{site area} \\ &= 1.3 \times 2000\text{m}^2 \\ &= 2600\text{m}^2 \end{aligned}$$

$$\begin{aligned} \text{Maximum commercial floor area} &= \text{commercial plot ratio} \times \text{site area} \\ &= 1 \times 2000\text{m}^2 \\ &= 2000\text{m}^2 \end{aligned}$$

Therefore the development is permitted to use up to 2600m² of residential floor area and up to 2000m² of commercial floor area (note that residential floor area and commercial floor area are both defined terms of Schedule 3 of the Scheme).

So by referencing figure 2, (R1 + R2 + R3) must be less than or equal to 2600m² and (C1 + C2) must be less than or equal to 2000m².

The example is only indicative and illustrates one way in which each floor space can be allocated within a mixed use development. Commercial components may also be provided on upper levels or in larger formats at ground level in any number of combinations.