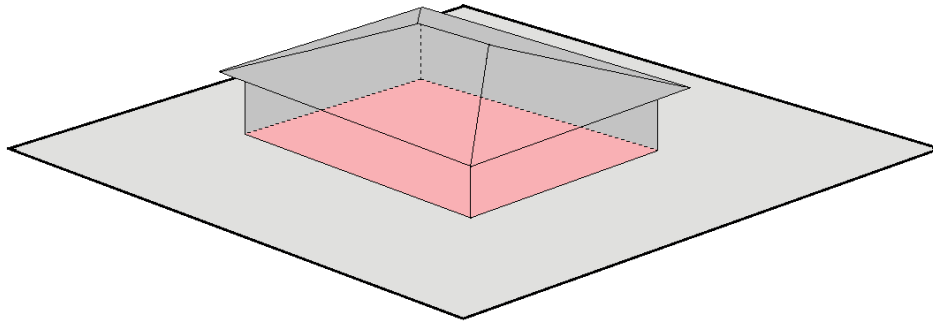


Plot Ratio- a Fact Sheet provided by ACT Planning



A single dwelling on a block – red: gross floor area

What is plot ratio?

Plot ratio is a provision of the Territory Plan that directly controls the overall bulk and scale of development on a particular site. Other controls such as setbacks, open space, height and building envelope can also assist in controlling the overall bulk and scale of development.

The Territory Plan defines plot ratio as:

“...the gross floor area in a building divided by the area of the site.”

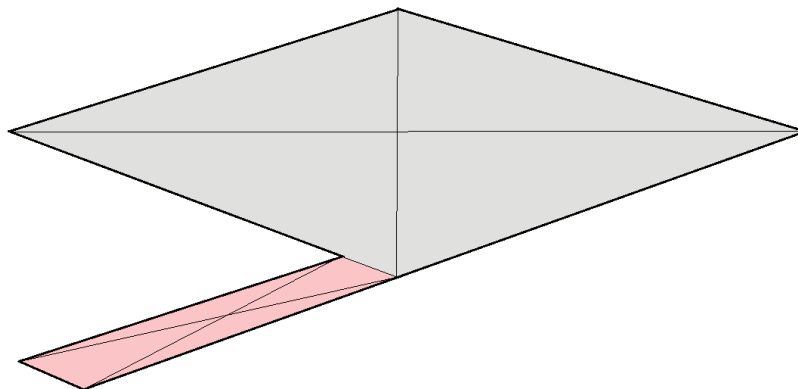
The Territory Plan defines gross floor area, building and site as:

“**Gross floor area (GFA)** means the sum of the area of all floors of the building measured from the external faces of the exterior walls, or from the centre lines of walls separating the building from any other building, excluding any area used solely for rooftop fixed mechanical plant and/or basement car parking.”

“**Building** includes:

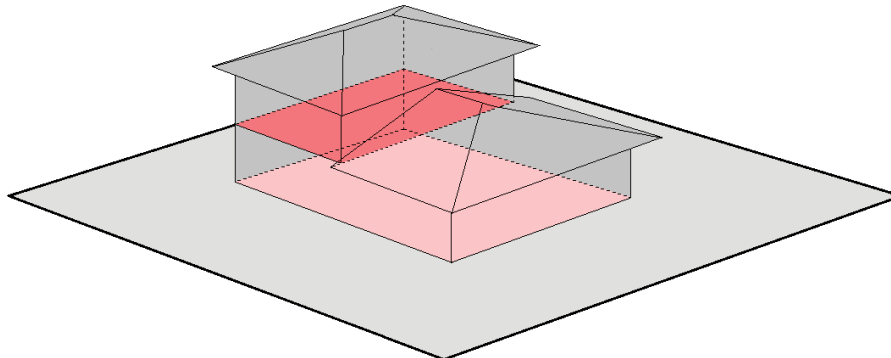
- a) an addition to a building;
- b) a structure attached to a building; and
- c) a part of a building.”

“**Site** means a block, lease or other lawful occupation of land, or adjoining blocks, leases or lawful occupancies in the event of these being used for a single undertaking or operation, but excludes the area of any access driveway or right-of-way”



A battleaxe block – red: not considered part of the site for purposes of plot ratio

For Multi-Unit or other large-scale proposals any areas which are used as communal driveways are included in the site area for the purposes of plot ratio calculation. Where the definition of site denotes 'any access driveway or right-of-way' it is only limited to a battle-axe 'panhandle' or similar where it only provides access to the site and is not integral to the overall design of the development.



A double storey single dwelling – Red: gross floor area (i.e. sum of all floors)

Where is plot patio applied?

Plot ratio controls are contained within the precinct and development codes of the Territory Plan.

Plot Ratio does not apply to residential blocks under 500m² (i.e. midsize and compact blocks).

Plot Ratio can apply is a common control in other zones as well. For instance, commercial zones use plot ratio to constrain the overall footprint of the development.

What is not included in plot ratio?

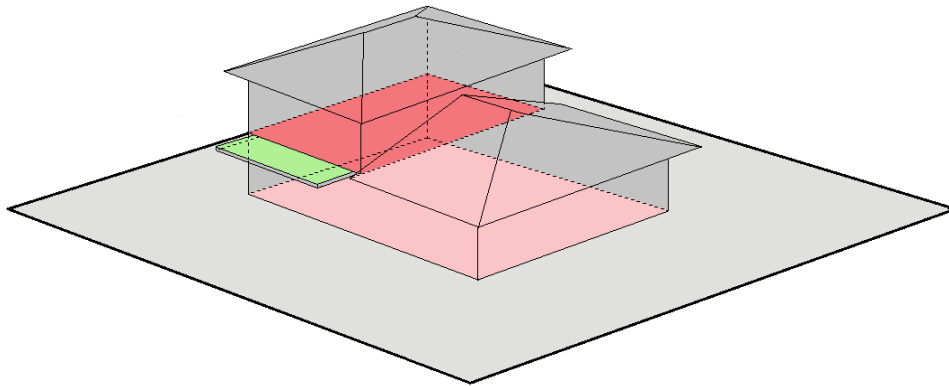
Not all parts of a building are included in the calculation of plot ratio. For instance, any balconies as well as a basement car park are not included in gross floor area and therefore are not included in the calculation of plot ratio. Other structures which do not have a roof (i.e. an uncovered deck and swimming pool) are also not included as they lack the means to be measured as gross floor area.

If a residential development does not include a garage or carport, 18m² (the size of an average single garage) needs to be included in the calculation of gross floor area to ensure a garage or carport can be constructed in the future.

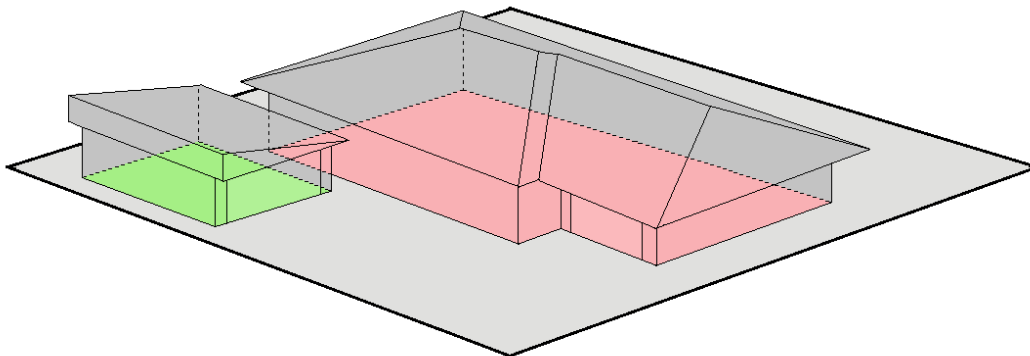
Schedule 1 of the *Planning and Development Regulation 2008* (the regulation) allows certain development to be exempt from development approval and therefore the provisions of the territory plan, for instance plot ratio, will not apply. Exempt development under the regulation generally has their own prescribed size requirements and can include garages or carports or other common minor structures (such as side/rear neighbour fencing and swimming pools). For example, a garage on a block of 600m² may be exempt if it meets the following requirements under the regulation:

- is enclosed by a roof and has walls on all of its sides or all of its sides except for 1 side
- is not more than 3 or 4 metres above natural ground level (dependant on placement)
- is not more than 50m²
- if greater than 10m² is behind the front building line for the block and is at least 1.5m from the blocks front boundary.
- If within 1.5m of a side or rear boundary for the block it must be the only structure of its class (building code) within 1.5m of the boundary or be the second structure of its class within 1.5m of the same side or rear boundary and comply with certain bulk and scale criteria.

- Complies with the general exemption criteria (i.e. is not on a heritage listed property, does not obstruct any supply infrastructure etc).



A double storey single dwelling. Red – gross floor area, green – balconies do not contribute to gross floor area



A pre-existing single dwelling may add an exempt development (green) approval which exceeds plot ratio as long as it meets the prescribed criteria of Schedule 1 of the Planning and Development Regulation 2008.

Therefore, it is possible that exempt development under the regulation may allow development which exceeds some of the rules of the Territory Plan. For instance, an exempt garage may cause the total plot ratio of a block to be exceeded. This is because the Territory Plan provisions which include plot ratio and the Regulation are two separate sets of rules.

If an exempt development under the Regulation does not comply with the prescribed criteria stated in the Regulation then it must comply with the provisions of the Territory Plan.

The exempt development allowed under the regulation is generally consistent with the types of development that are exempt from requiring approval in many jurisdictions around Australia.

Please be aware that even where a development does not require development approval it may still require building approval.