

22.0323/11/2016
C270**FLOOR AREA UPLIFT AND DELIVERY OF PUBLIC BENEFITS**

This policy applies to land within Schedules 1, 2 and 3 of the Capital City Zone that are also subject to Schedule 10 to the Design and Development Overlay.

Policy Basis

The State Planning Policy Framework sets out objectives to ensure that planning in Victoria is fostered through appropriate land use and development planning policies and practices which integrates relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. Similarly, the Municipal Strategic Statement at Clause 21.04 sets out objectives to provide for the anticipated growth in the municipality over the next twenty years.

Objectives

- To ensure that a development delivers a commensurate public benefit when Floor Area Uplift is sought.

Policy

When a Floor Area Uplift requires the delivery of a public benefit, it is policy to:

- ensure the appropriateness and value of the public benefit(s); and
- ensure the management and maintenance of the public benefit(s); and
- ensure the complete and timely delivery of the public benefit(s).

Policy Implementation

In considering any Floor Area Uplift as set out in this policy, the responsible authority in consultation with the receiving agency of the proposed public benefit(s) must assess whether the Floor Area uplift is appropriately matched by the public benefit(s) to be provided, by considering the following:

- whether the public benefit(s) is consistent with state and local policy, strategic initiatives and relevant guidelines; and
- whether the quantity and value of the Floor Area Uplift has been appropriately calculated and the proposed public benefit(s) is of a matching value; and
- whether the proposed public benefit(s) can be realistically delivered and secured by a suitable legal agreement; and
- whether the proposed public benefit is supported by the proposed receiving agency and can be maintained for a reasonable period of time.

Definitions

Floor Area Ratio means the gross floor area above ground of all buildings on a site, including all enclosed areas, services, lifts, car stackers and covered balconies, divided by the site area. Voids associated with lifts, car stackers and similar service elements should be considered as multiple floors of the same height as adjacent floors or 3.0 metres if there is no adjacent floor.

Floor Area Uplift means the part of the building(s) containing the uppermost floor area of the building, without which the building(s) would not exceed a floor area ratio of 18:1.

Policy Reference

Central City Built Form Review Synthesis Report, Department of Environment, Land, Water and Planning, April 2016

How to Calculate Floor Area Uplifts and Public Benefits, Department of Environment, Land, Water and Planning (as amended from time to time)