

RESIDENTIAL ~~FLAT~~ BUILDINGS

Summary of Regulations and Policies

LOCATION	DIMENSIONS OF ALLOTMENT	MINIMUM INTERNAL AREAS OF INDIVIDUAL FLATS	PERCENTAGE SITE COVERAGE	SET BACKS FROM BOUNDARIES	TOTAL FLOOR PLAN AREA	CAR PARKING	PROPORTION OF TYPES OF FLATS
Central City Area (Circular Quay to Central Railway)	No Limitations	sq.ft. Bed-sitting room flat 217½ One-bedroom flat 297½ Two-bedroom flat 377½ Three-bedroom flat 473½ Extra bedrooms 80	No Limitations Flat roof area required	None required Special provisions for light courts	Total floor space index not to exceed 12:1	By Negotiation	By Negotiation
Foreshore Area A. (Immediate foreshores of Elizabeth Bay)	40' Frontage 100' Depth if one street frontage. 80' Depth if two street frontages.	Bed-sitting room flat 300 One-bedroom flat 400 Two-bedroom flat 480 Three-bedroom flat 560 Extra bedrooms 80	50% one-storey building 40% two-storey building 35% three-storey building 30% four or more storey building	7'6" for first two storeys plus 2'6" for each additional storey plus 1' for each 5' by which any horizontal dimension of the building exceeds 80 ft.	Floor space index of 2:1 or total floor plan area as limited by Schedule Seven whichever is the lesser	1 car space for each two-bed-sitting room flats. 1 car space for each other flat. Not to occupy more than 50% of yard space.	By Negotiation
Foreshore Area B. (Paddington & Potts Point east of Victoria St.)	as above	as above	50% one-storey building 40% two-storey building 35% three or more storey building	7'6" for first two storeys plus 2'0" for each additional storey	As for Schedule Seven	As Above	By Negotiation
Other Areas	As above	As above	As above	As for Schedule Seven	As for Schedule Seven	As Above	By Negotiation