

⑦

L

HISTORY OF PLOT RATIO POLICY

1964

1. Minister's Exhibition Scheme (gross)

3(e) = 10:1 with bonuses 12:1
W Kent SA = 5:1 with bonuses 8:1

Bonus if provision is made for

- (i) pedestrian movement by arcades at ground level.
- (ii) pedestrian access through site from street to street.
- (iii) through or about buildings as part of comprehensive development.
- (iv) open space of adequate dimensions (plaza).

2. Recommendation from Commissioner (net)

3(e) 6:1 with bonuses 12:1

- (i) Pedestrian through link - bonus 6:1
- (ii) Pedestrian open space (plaza; peripheral open space) - bonus 5:1
- (iii) Pedestrian covered circulation area - 2:1
- (iv) Colonnade - bonus 1:1

- that Sth Park SA bonus 2:1 mixed residential or commercial we must not exceed 50% total floor space and not exceed 12:1.
- that no difference in FSR within County Centre.
- no bonus for land with frontage less than 50'.
- responsible authority power to fix maximum site coverage.
- that FSR be calculated on Net area.

3. SPA reported to the Minister on representations made:

County Centre 3(e)

- (i) Base Ratio 6:1
- (ii) Bonus of 4 times the area of space made available by the developer for unrestricted public use.
- (iii) Bonus of 2 times the site area for sites not less than 60,000 square feet.
- (iv) Bonus of 2 times the site area for inclusion of mixed/residential/ commercial development.

Maximum PR 12:1.

4. Council interim recommendation.

3(e)

Base PR 10:1 with bonuses for pedestrian facilities; maximum PR 12:1. (gross).

1 hoo
5.1 BFSR
4x05 limit 2.0
2.0 over 30,000
3.0 over 60,000
max 10.0