

March 26, 1971

The Town Clerk
Council of the City of Sydney
Town Hall
SYDNEY NSW 2000

7078/A30/W309

ATTENTION: MR K. J. BUGGY

Dear Sir :

Following receipt of your letter (4197/70) dated March 17, 1971 regarding a Development Application by the Sydney Building Information Centre Ltd, to extend its premises over the site Nos. 533/535 Elizabeth Street and Little Buckingham Street, we have given consideration to the matter and are of the following opinion :

- (a) The Building Information Centre provides a unique and necessary service for both the City and Metropolitan population and adds to the diversity of activity within the City
- (b) The Building Information Centre is particularly well located in relation to Central Railway Station and the general policy of the Strategic Plan is to encourage greatest intensities of development around the railway stations within the Central Spine.

- (c) The existing Building Information Centre occupies a site $165'4\frac{1}{2}" \times 90'4"$, and has a gross floorspace of 52,427 sq. ft and a floor space ratio of 3.51 : 1. The proposed extension occupies two sites - $22' \times 94'2\frac{1}{2}"$ and $22' \times 95'$, has a gross floor space of 25,576 sq. ft and a floor space ratio of 6.25 : 1.

Since the existing and proposed developments are internally connected and will both be used for similar purposes, the combined floor space ratio would appear to be a more accurate indicator of the density of development. The combined floor space ratio has been calculated to be 4.08 : 1.

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The general objective of the Strategic Plan has been to concentrate greatest intensities of development within the central spine. Development in support zones outside the central spine should not reach the same level of intensity. However, a floor space ratio of 4.08 : 1 in the 3 (a) Zone immediately adjacent to Central Railway does not exceed what we consider a desirable level of intensity of development for the area.

Yours faithfully



URBAN SYSTEMS CORPORATION PTY LTD

SL/mb