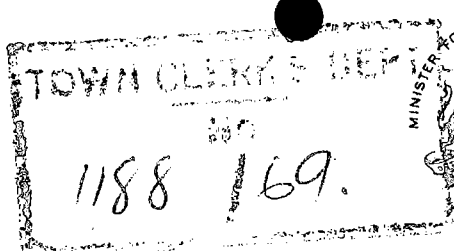


(7)



SYDNEY,

31 AUG 1970

Dear Mr. Luscombe,

I refer to your letter of 27th April, 1970, which conveyed the terms of a resolution adopted by the Council at a Special Meeting held on 23rd April, 1970, at which certain proposed amendments to Clause 45 of the draft City of Sydney Planning Scheme Ordinance were examined.

Having regard to the Council's view that the control of floor space ratios will form an integral part of the Strategic Master Plan for Sydney, now in the course of preparation, and on the assumption that there will be no delay in finalising the matter, it has been decided that in the City of Sydney Planning Scheme to be prescribed, Clause 45 will be deleted. As the question of height limitations will no doubt be covered in the Strategic Plan, it is proposed also to delete Clause 46 of the draft scheme ordinance.

Upon completion of the Strategic Master Plan, any provisions for the control of floor space ratios and associated matters which are then considered necessary could be incorporated in the City of Sydney Planning Scheme by way of a Varying Scheme.

In the meantime, the control of development in the City, including the question of permissible floor area of buildings, will be at the discretion of the Council, subject to the provisions of the Scheme Ordinance. It will, of course, still be necessary for approval under the Height of Buildings Act to be obtained in respect of any building in excess of 80 feet.

I now propose to proceed with the prescription of the Scheme as quickly as possible and it is therefore expected that the Council, in dealing with development applications, will adhere to the provisions of the Scheme as exhibited, subject, of course, to such amendments as arise from my determination of the objections lodged during the period of exhibition.

Yours faithfully,

(P. H. MORTON)

Minister for Local Government.

Mr. J. Luscombe,
Town Clerk,

SYDNEY, N.S.W. 2000.

Ask. H. to
C.B.S.
J.L. 3 LETTER THREE
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TOWN CLERK'S DEPT

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Upon completion of the Strategic Master Plan, any provisions for the control of floor space ratios and associated matters which are then considered necessary could be incorporated in the City of Sydney Planning Scheme by way of a Varying Scheme.

In the meantime, the control of development in the City, including the question of permissible floor area of buildings, will be at the discretion of the Council, subject to the provisions of the Scheme Ordinance. It will, of course, still be necessary for approval under the Height of Buildings Act to be obtained in respect of any building in excess of 30 feet.

I now propose to proceed with the prescription of the Scheme as quickly as possible and it is therefore expected that the Council, in dealing with development applications, will adhere to the provisions of the Scheme as exhibited, subject, of course, to such amendments as arise from my determination of the objections lodged during the period of exhibition.

Yours faithfully,

(P. H. MORTON)

Minister for Local Government.

Mr. J. Luscombe,
Town Clerk,

SYDNEY, N.S.W. 2000.

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C.B.S.
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