

File FSR Code
Parking Code

Resolution as
adopted 20.12.71.

RELEVANT ITEMS NOS. 12 & 13 IN REPORT OF CITY DEVELOPMENT COMMITTEE.

23

(a) "DEVELOPMENT CONTROL AND FLOOR SPACE RATIO CODE".

(b) PARKING CONTROL CODE.

Res.

RECOMMENDATIONS.

1. That the "Development Control and Floor Space Ratio Code" and the "Parking Policy and Parking Control Code" both as revised to 29th November, 1971, and incorporating the corrections dated 6th December, 1971, be adopted for use forthwith as the basis for the exercise of Council's discretionary powers under the City of Sydney Statutory Planning Scheme as gazetted on 16th July, 1971.
2. That the Codes be submitted to The State Planning Authority and the Minister for Local Government for consideration for inclusion in the Scheme to vary the gazetted Statutory Scheme in the terms of Council's resolution of 8th November, 1971.
3. That the recommendations set out in the City Planner's minute dated 26th November, 1971, relating to new procedures on submission of Development Applications, be approved.
4. That the City Planner be requested to submit a report as to the formulation of a Manual on Administrative Procedures and the form such Manual should take.
5. That the Opinion of the City Solicitor be obtained regarding the precise wording of the Stage 1 section referred to in the City Planner's recommendation dated 26th November, 1971.
6. That arrangements be made for the printing of five hundred (500) copies of each of the "Development Control Floor Space Ratio Code" and "Parking Control Code" and that the price to be fixed for the purchase of the two (2) Codes together with a full size 8 chain to 1 inch Precinct Map, be set at \$12.50 per each single copy.
7. That the matter of dealing with current Development Applications be referred to the City Development Committee for determination.
8. That the Council requests the Minister to take action to have issued a proclamation under Section 314 A of the Local Government Act 1919 (as amended) suspending the provisions of Schedule 7 over the whole of the Council's area and applying in the place of Schedule 7 provisions where applicable of the Floor Space Ratio Code.

check ?
meaning
alteration
?



Council of the City of Sydney

Resolution 1188/69 of December 6th 1971.
3454/71 - P.L.D.

21/12/71

RELEVANT ITEMS NOS. 12 & 13 IN REPORT OF CITY DEVELOPMENT COMMITTEE.

MINUTE BY THE TOWN CLERK.

JMcM:BM

1188/69, 3454/71.

- (i) Development Control and Floor Space Ratio Code;
- (ii) Parking Policy and Parking Control Code
- Question of adoption.

6th December, 1971.

In connection with the revised Development Control and Floor Space Ratio Code and the revised Parking Policy and Parking Control Code under the City of Sydney Strategic Plan as submitted to the meeting of the City Development Committee on the 29th November, 1971, the following letter, dated 29th November, 1971, has been received from Mr. George Clarke of Urban Systems Corporation Pty. Ltd.:-

"In accordance with Council's Resolution 3454/71 of October 11, 1971, we have reviewed representations made to Council concerning the Draft Codes for the control of Parking and Floor Space Ratio, tabled and publicised by Council on July 20, 1971.

We have conferred closely with Council's City Planner, Mr. Doran, and with Council's empowered Liaison Officer for the Strategic Plan, Alderman Andrew Briger. In the light of our study of representations made, and of conferences held, we now submit revised Codes which are recommended for adoption by Council.

We recommend that:-

1. The 'Development Control and Floor Space Ratio Code' and 'the Parking Policy and Parking Control Code' both as revised to November 29, 1971, be adopted for use forthwith as the basis for the exercise of Council's discretionary powers under the Statutory City of Sydney Planning Scheme as gazetted on July 16, 1971.
2. Council's City Planner be directed to prepare, in conjunction with Council's Planning Consultant, a Manual of Administrative Procedures to govern the detailed application of the Codes in practice.
3. The Codes be submitted to the State Planning Authority and the Minister for Local Government for consideration for inclusion in a Scheme to vary the gazetted Statutory Scheme in the terms of Council's Resolution 3251/71 of November 8, 1971."

Submitted for consideration.

(Sg'd) J.L.
TOWN CLERK.

As adopted 20.12.71

PB

MINUTE PAPER

Town Clerk's No.

Dept. No.

Subject:

FLOOR SPACE RATIO CODE AND PARKING CODE -
SUBMISSION OF APPLICATIONS.

Date

26th November, 1971.

THE TOWN CLERK

The introduction of the above codes indicates that a new procedure in the submission of development applications is required. Many of the provisions of the codes are at Council discretion and will therefore require determination before a floor space ratio can be assessed.

It is considered therefore that, in order to assist in the interpretation and administration of these codes, a two stage system be introduced.

Stage I

An application for determination of Floor Space Ratio and Parking and Loading provisions only.

This stage would be accompanied by broad sketch plans only, indicating, however, clear details of any bonus elements such as plazas etc. Aesthetic considerations would be on broad lines only, concentrating on the massing and location of the project.

This determination would state in precise terms the Floor Space Ratio and Parking requirements for a building in accordance with the sketch plans.

Stage I should be an optional application and should be accompanied by 50% of the present fee.

Stage II

This stage would provide full details of an application and would be similar in content to the present application. The normal full fee would apply.

Some advantages of the staged application would be:

- (1) An interpretation of the Floor Space Ratio Code discretionary clauses can be obtained quickly.
- (2) Cost to applicants can be reduced if project is not proceeded with.
- (3) Council work will be reduced if project is not proceeded with.

If this matter is agreed to in principle, then precise details in the form of printed instruction brochures will be formulated.

In order to ensure that -

- (a) the applicant has obtained sufficient validity in the Stage I consent;
- (b) the Council is not unduly restricted in its consideration of Stage II;

it is suggested that the precise wording of the Stage I section be referred to the City Solicitor for drafting.

RECOMMENDATION:

It is recommended that the matter be submitted for consideration and, if approved in principle, that:

- (1) Formulation of details be proceeded with.
- (2) The City Solicitor be consulted regarding Stage I.
- (3) A date of commencement be fixed.

CITY PLANNER.