

REGULATIONS CONTROLLING THE HEIGHT OF BUILDINGS  
IN THE CENTRAL CITY AREA.

The area bounded by the Harbour, Botanic Gardens, the Domain, Albert Road, College Street, Wentworth Avenue, Elizabeth Street, Eddy Avenue, Pitt Street, Railway Square Darling Harbour Railway Line and Darling Harbour.

(1) The permissible height of a building shall not exceed twice the width of the road to which the building has frontage, provided that

- (a) if the building is set back at least 15-ft. from the alignment, from a height exceeding 40-ft. above kerb level, the permissible height as determined above may be increased by twice the amount of such set back;
- (b) if the building is set back for its full height at least 15-ft. from the alignment from a height not exceeding 40-ft. above kerb, the permissible height as determined above may be increased by three times the amount of such set-back;
- (c) if the building is set back for its full height above kerb level at least 15-ft. from the alignment, so as to form an open public plaza, the permissible height as determined above may be increased by four times the amount of such set-back.

(2) If the building is set back from one or both of the side boundaries above a height not exceeding 40-ft. above kerb level the permissible height as determined above may be increased by 2-ft. for each 1% set-back, expressed as a percentage of the allotment width. Such set-back shall be a minimum of 15-ft. or 30% of the allotment width, whichever be the greater.

(3) Increases in the permissible height in accordance with (1) and (2) above may be used cumulatively.

(4) Where the building is restricted in area above a height not exceeding 40-ft. above kerb level to form a tower, such that

- (a) the gross floor area of any tower floor does not exceed 25% of the allotment area,
- (b) the front wall of the tower is set back from the alignment not less than 25% of the width of the allotment, and
- (c) the width of the tower parallel to the road frontage does not exceed 70% of that frontage or 120-ft. whichever be the lesser,

the permissible height of the building shall not exceed five times the distance between the front wall of the tower and the opposite alignment.

(5) Where the allotment has frontage to more than one public way the following shall apply :-

- (a) Where the frontages are approximately parallel, the height shall be determined
  - (i) from the wider road, where the allotment has a depth of less than 80-ft.,
  - (ii) from each road back to the centre of the allotment, where the allotment has a depth of more than 80-ft.
- (b) Where the frontages are approximately at right angles the height shall be determined from the wider road to a depth of 100-ft. from that road, and thereafter from the other road.
- (c) Where the building has a frontage to one road only, such road being less than 40-ft. in width, the width of the road shall be taken as 40-ft.
- (d) Where the building has frontages to more than one road, any road less than 40-ft. in width shall be considered to be not a road.