

## FLOOR SPACE DEFINITIONS

City Council Recommendation by J. Doran.

GFA = including all wall thicknesses, ducts, vents, corridors, staircases and lifts but excluding area set aside for parking of vehicles or unloading of goods including access ramps thereto, or for the accommodation of plans.

In residential buildings  
balconies unenclosed above height of 4' excluded from calculation of PR.

NET = excluding lift, stair and light wells, ducts, vents machinery rooms and basement for car parks and thickness of ext. walls.

This is usually 65% - 70% of GFA.

SPA recommendation

GFA = floor space includes ducts  
excludes car parking, lift towers.

DIRK BOLT: (Peter Harrison Paper)

FSR = 4:1 + 7.5% site for each unit of PR up to maximum 12:1, at which ratio 60% would be open to public access.

The area open to public access would have to be unimpeded by walls, columns, etc. and where the slope permits, follow the same level as the adjoining public footpath. The area can be built over from the first level upwards for 60% of its area, leaving 40% open to the sky.

There is also provision for that floor space used wholly for residential purposes or hotel/motel accommodation be calculated at  $\frac{1}{2}$  the rate of normal floor space but must not exceed maximum PR 12:1.

The effects of this code:

- (i) Makes it uneconomic for small sites to be developed much above FSR 6/7.
- (ii) Keeping retailing down to 4 or 5 and preventing them being used as podium for office blocks.
- (iii) Making it mandatory for larger sites where maximum FSR 12 is required to provide 'plaza' space.
- (iv) Increasing the spacing of tower blocks.