

# PERMISSIBLE FLOOR SPACE RATIOS AND USES

## PRECINCTS:

B1 Oxford Street  
B2 William Street (part)  
B4 Woolloomooloo

1971

Statutory County Centre  
Zoning : Zone 3 d

BASIC FSR and the PURPOSES FOR WHICH IT MAY BE USED	For any purpose permissible under Zoning, excluding 'Commercial Premises' (offices), BFSR shall be 6.0, or alternatively for a Hotel or Motel of minimum 150 bedrooms, BFSR shall be 8.0
Bonus Elements (see detailed definitions)	Bonus Floor Space Which May Be Awarded
1. The use of Basic Floor Space for an approved diversity of uses	NOT APPLICABLE BECAUSE BASIC FSR MAY NOT BE USED FOR 'COMMERCIAL PREMISES' (OFFICES)
2. Required or Approved Pedestrian Facilities	
Footpath Widening :	4 sq. ft of Bonus Floor Space per square foot of element
Through Site Link :	" " " "
Plaza :	" " " "
Terrace :	" " " "
Subway (off-site) :	10 sq. ft of Bonus Floor Space per square foot of element
Bridge (off-site) :	5 sq. ft of Bonus Floor Space per square foot of element
Escalators (on or off-site) :	5,000 sq. ft of Bonus Floor Space per up/down pair of 32 inch single run escalators
3. Required or Approved Public Amenity	2 sq. ft of Bonus Floor Space for the cost of each car space for which the contribution is made
4. Contribution to Parking Stations Trust Fund	800 sq. ft of Bonus Floor Space for the cost of each car space for which the contribution is made.
5. Preservation of Historic Place or Structure	A maximum Bonus Floor Space of FSR 2.0 may be added by the approved purchase or transfer of floor space from a place to be preserved
PURPOSES FOR WHICH BONUS FLOOR SPACE MAY BE USED :	Any purpose permissible under Zoning, including 'Commercial Premises' (offices)
MAXIMUM TOTAL FSR	Basic FSR plus all Bonus Floor Space shall not exceed 10.0



9. SCHEDULES BY PRECINCTS OF PERMISSIBLE  
BASIC. BONUS AND MAXIMUM FLOOR SPACE  
RATIOS RELATED TO USES

Note: : The definition of 'Total Floor Space' in Clause 3 of this Code differs from previously existing definitions in that external walls and the interior of lift shafts are omitted. These often account for up to 10% of Total Floor Space as it has previously been measured. It must be remembered, therefore, that Floor Space Ratio numbers specified in this Code are, in every case, more generous than they appear at first sight.

An FSR of 6 in this Code, for example, is equal to an FSR of between 6.4 and 6.6 under the previous definition.

Similarly, an FSR of 10.0 in this Code is equal to a previous FSR of between 10.6 and 11.0.

An FSR of 12.0 in this Code equals a previous FSR of between 12.7 and 13.2.