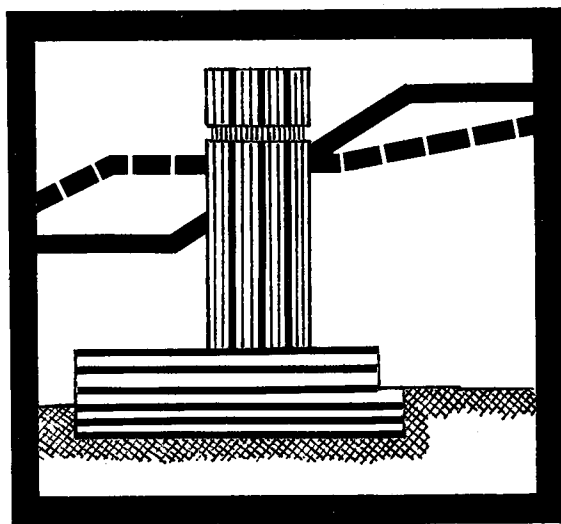


**REVISED
DEVELOPMENT CONTROL
AND
FLOOR SPACE RATIO
CODE**



The Council of the City of Sydney - 1974



REVISED DEVELOPMENT CONTROL
AND
FLOOR SPACE RATIO CODE

Prepared for
The Council of the City of Sydney

by
Urban Systems Corporation Pty Ltd

August, 1974

CITY OF SYDNEY

REVISED CODE FOR CONTROL OF DEVELOPMENT AND FLOOR
SPACE RATIO 1974

CLAUSE 1. BASIS OF THE REVISED CODE

1.1 The 1971 Code and Subsequent Developments

This code is a revised version of the Floorspace Ratio (FSR) Code adopted by Council in December, 1971.

The 1971 Code was a document which, for the first time in Sydney, provided a sound framework within which development in the City could be controlled by Council. The 1971 Strategic Plan adopted a framework of Precincts within which the development of the City could be guided and managed: the FSR code provided the means for this management. The code was framed in the light of the adopted objectives and policies of the Strategic Plan, and was particularly concerned to stimulate diversity of activity, and necessary public amenities and pedestrian facilities as an integral part of developments. These facilities cannot be provided by Council alone, and the system of bonuses adopted in the Code sought to have the facilities provided at developers' expense in return for extra floorspace in developments.

Because of the upsurge of developments committed or approved prior to the adoption of the Code, few developments have been approved on the new Code's basis. However, those few that have been approved under the new Code have proved the advantages of the bonus system by providing much needed pedestrian facilities and plazas at strategic points within the City, by providing a diverse mixture of activity in new commercial developments including shops, theatres and cinemas, and by providing contributions to Council's parking station Trust fund. A schedule of examples of developments achieved under the 1971 Code is contained in the Annexure attached to this Code.

1.2 The Need for a Revised Code: 1974-77 Action Priorities

However, the adoption of the fresh set of Objectives, Policies and Action Priorities for the City for the 1974-77 period (as listed in section 1.3 of this report) points to the need for a reappraisal of the 1971 FSR Code. The following specific Objectives, Policies and Action Priorities are most relevant to the reappraisal.



FIRST OBJECTIVE: MANAGEMENT

UNIFY AND SIMPLIFY THE CITY'S MANAGEMENT IN THE LIGHT OF COUNCIL'S INITIATIVES AND EXPERIENCE SINCE 1970.

Policy 1 - Administration

Continue to take new initiatives in City management, based on efficient administration and active adaptation to new ideas and opportunities.

Action Priority 1A

Adopt this Statement of Objectives, Policies and Action Priorities, together with the attached City Structure Diagram as the formal basis of Council's work program for the next three years.

Policy 2 - City Structure

Manage the City in accord with the City Structure Diagram, as a system of environmental Precincts served by transport networks.

Action Priority 2A

Conduct all City planning, development control, community services and works in accord with the City Structure Diagram and with Council resolutions on adopted action studies and plans.

Action Priority 2B

Restrict the highest densities of development to the Central Spine defined on the City Structure Diagram, between Circular Quay and Central Railway (bounded by Macquarie, Elizabeth and Chalmers Streets on the east, and the Western Distributor, Kent and George Streets on the west), maximising the use of public transport and walkways within the Spine, and conserving the surrounding Precincts for essential residential and service uses, including fringe parking stations.



Action Priority 2C

Manage the City in anticipation of a total City workforce of about 340,000 by 1985, or 27,000 more than in 1971, with a major increase in office type jobs and a decrease in other types of jobs.

Action Priority 2D

Prepare and adopt a 1974 Floor Space Ratio code for each Precinct, reducing maximum FSR where it is desirable to limit workforce growth or protect existing residential, retail, entertainment, service, industrial, wholesaling or port-oriented uses.

Action Priority 2E

Increase FSR bonuses and other incentives for residential development and residential components in mixed developments within and adjacent to the Central Spine.

SECOND OBJECTIVE: ACCESSIBILITY

CREATE A BALANCED MOVEMENT SYSTEM IN WHICH THE CENTRAL SPINE IS SERVED BY PUBLIC TRANSPORT AND WALKWAYS, AND FRINGED BY PARKING STATIONS AND MAJOR ROADS.

Policy 7 - Parking

To expand the system of parking stations around, and regulate inside, commercial Precincts, to relieve traffic congestion.

Action Priority 7C

Double the size of the existing Kent Street Parking Station; and continue to prepare detailed plans and to seek finance for additional such parking stations along the route of the Western Distributor to serve the Central Spine, in accord with Council's adopted Action Plan 4 of 1972.

Policy 8 - Pedestrians

Create an integrated City-wide pedestrian movement system linking transport interchanges to each part of each Precinct.



Action Priority 8C

Construct Council's pedestrian, streetscape and park improvements at Richard Johnson Square, Wynyard and King Streets, Macquarie and Farrer Places, Railway Square, and the new Town Hall Square, all within the Central Spine; at Roslyn Street, Kings Cross; at Greenknowe and Onslow Avenues, Ithaca Road, Beare Park and the Macleay Reserve, Elizabeth Bay; at Hardie Street, Darlinghurst; at Gipps Street, Pyrmont; at Parkham and Riley Streets, and Eddie Ward Park, Surry Hills; at Victoria and Stephen Streets, Newtown; and at Newcombe, Elizabeth, Ulster, Regent and Stewart Streets, South Paddington.

Action Priority 8D

Seek the participation of relevant authorities and groups in evolving and implementing plans for the pedestrian movement system throughout the Central Spine and the City as a whole.

THIRD OBJECTIVE: DIVERSITY

CONSERVE AND INCREASE THE DIVERSITY OF COMMUNITY ACTIVITIES AND SERVICES THROUGHOUT THE CITY.

Policy 9 - Residential Life

Conserve existing residential areas and promote residential rehabilitation and redevelopment for all income groups within the City.

Action Priority 9B

Provide increased FSR incentives for the construction of private residential projects, particularly within and adjacent to the Central Spine.

Action Priority 9E

Encourage the provision of a proportion of Government authority controlled dwelling units in large-scale residential development projects within the City.



Policy 10 - Commercial Services

Maintain and revitalise retailing, entertainment, tourist and convention facilities and essential supporting services, within the City.

Action Priority 10A

Conserve and revitalise retailing and entertainment in an expanded Midtown Hub Precinct focused on the Town Hall Station, in which continuous retail frontages and pedestrian movement priority are maximised, and achievable FSRs for office uses are reduced, while non-office uses continue to be encouraged.

Action Priority 10B

Encourage the provision of shopping facilities in planned clusters throughout the City outside the Midtown Hub Precinct, in accord with demand, to serve the needs of City workers, residents and visitors.

Action Priority 10C

Protect space in western Precincts for the orderly development of industrial, wholesaling and service activities necessary for the support and efficient functioning of the City.

Action Priority 10D

Discourage the removal from the City of lower-rent space (such as, for example, Paddy's Market) which can accommodate enterprises providing low price goods and services to City workers, residents, visitors and other City firms.

Action Priority 10E

Increase FSR incentives for the provision of hotel, convention and entertainment facilities throughout the Central Spine.



FOURTH OBJECTIVE: ENVIRONMENT

CONSERVE, ENHANCE AND IMPROVE THE PHYSICAL ENVIRONMENT OF THE CITY.

Policy 13 - Preservation

Incorporate powers and procedures in new environmental management law for the preservation of places of environmental significance.

Action Priority 13D

Continue to approve the transfer of permission to build floor space from the site of a Registered Place to other approved sites in return for acceptable guarantees of the conservation of the Registered Place, and seek the initial capital necessary to establish a "bank" to buy and sell rights to such transferable permissions to build floor space.

Policy 15 - Open Space

Preserve, improve and enlarge the amount of open space available to the public.

Action Priority 15A

Expand, enhance and link the City's network of boulevards, foreshore promenades, plazas, malls, parks and playgrounds in accord with the detailed recommendations of Council's adopted action plans.

1.3 Specific Considerations Affecting the 1974 Code

(a) Workforce Forecasts

The 1971 Code was framed to allow for the possibility of a marked expansion in CBD workforce to the order of 360-400,000 by the year 2000. The capacity of the CBD in terms of total developable floorspace was adjusted to this projection. Forecasts undertaken for the review of the Strategic Plan (as detailed in Annexure C of the document 'Sydney City '77') now predict a maximum CBD workforce of 250,000 by the year 1985 - a level 20-25% below that allowed for in 1971. The forecast has not been taken



beyond 1985, but any large-scale expansion of central workforce after that date seems unlikely in view of the current trend towards decentralisation, and the recognised desirability of, steering a larger measure of future Sydney regional office growth to non-suburban growth centres. Furthermore the figure of 250,000 for 1985 is unlikely to be reached in view of the adoption of the 'preferred alternative' involving some limitation on expansion of central office growth before 1985. The strategy envisages an addition of only 400,000 sq. metres of office space within the City over and above that already under construction or approved, taking the CBD workforce to a level of around 235,000 by 1985.

This balanced approach to future City growth is seen as a logical response to the constraints of the transport network serving the City, and the widely accepted goal of creating a less centralised distribution of office jobs within the Sydney Region. The approach does not by any means envisage a decline in the importance of the City or a decrease in its total employment levels; rather it seeks a selective monitoring of City office growth so that only those activities with a real need for a central location are encouraged to expand and/or remain within the area.

It is clear that there is a need to reduce the overall capacity of the CBD Spine area in particular, in order to achieve the objective of selective limitation on central office growth. As outlined in the report 'Sydney City '77', the area in which high density commercial premises will be allowed to develop - the Central Spine Area - has been considerably reduced from that designated in the 1971 Strategic Plan and particularly in comparison to the broad-brush County Centre zoning of the 1971 S.P.A. Statutory Scheme. The reduction, in combination with a reduction of the FSR capacity - and hence potential employment level - within the Spine Area, will give effect to the desired objectives regarding central office growth.

The capacity of the Spine Area to absorb additional office workforce following its redefinition under Policy 2, and the reduction of FSR ratios, specified in Clause 7, Schedule 1, is illustrated in Table 1 below:

TABLE 1 OFFICE DEVELOPMENT POTENTIAL OF CENTRAL SPINE AREA BY PRECINCT (EXCLUDING AREAS NOT LIKELY TO BE REDEVELOPED BY 2000 AD) UNDER NEW FSR PROVISIONS

Precinct	Site Area (M ²)			FSR's		Additional Office Workforce Potential	
	Total	Historic Buildings ¹	Area with Redevelopment Potential ²	Maximum Achievable FSR	Maximum likely office component	Theoretical ³	Likely ⁴
1	242812	55139	142680	10.0	9.0	75500	40900
2	228807	66560	118221	5.0	3.0	13700	4000
		Zone A	77831	8.0	7.0	17100	8700
		Zones B, C	40390				
3	27204	19465	61621	10.0	9.0	32700	16500
TOTAL	498823	141154	322162	--	--	139000	70100

- NOTES:
- 1) Historic buildings as listed in Draft Historic Buildings register prepared for Council by McConnel, Smith and Johnson 1973.
 - 2) Area with redevelopment potential defined as Total Site Area (Column 1) less area of Historic Buildings (Column 2), less area of recently constructed/renovated buildings, and those under construction 1974.
 - 3) Based on an area standard of 17 m²/office worker.
 - 4) Allowing for workforce in buildings demolished.

As may be seen, there is still ample capacity for the area to absorb additional office workforce in the short term. If all recently constructed/renovated buildings are excluded from calculations, the Spine Area is capable of absorbing an additional office workforce of 70,000 in total when allowance is made for existing workforce in structures likely to be demolished. This is well in excess of the 30,000 increase forecast to 1985 under adopted Alternative B for the City, and is generally in line with the desire to limit the overall amount of office workforce to be housed within the City in the future.

(b) Necessity to Protect Non-office Activities

Apart from workforce considerations another factor that has been considered in the revision of the FSR Code, is the desire to protect non-office activities and residential premises within the City. As explained in the main report, many activities - from retailing in the Midtown Hub to commercial services and residential premises in fringe areas - are currently being displaced and/or are coming under increasing financial pressure as land values rise in response to continuing office development. Expectation of greater returns have inflated land values in and around many segments of the County Centre zone of the 1971 Statutory scheme to levels that make anything but office activities less and less remunerative. Increases in land taxes resulting from the inflated values have placed further burdens on the activities. As a result the City's diversity is being eroded



by the displacement of residential premises and of commercial activities of significance to the area's economic health.

Action Planning undertaken since 1971 has helped to reverse these trends by protecting much of the City's residential stock. However further measures are necessary to reduce economic pressures in the City's retailing hub and in fringe Precincts where supporting services, wholesaling and manufacturing activities are located and finding it increasingly difficult to compete for space. As a compliment to rezoning measures, and the slimming down of the Central Spine Area, the incentives for intensive office development need to be reduced. Current FSR's in the Midtown Hub allow developments of up to 12.5:1, while allowable FSR's of up to 9:1 have prevailed in fringe areas such as Oxford Street, Surry Hills West and Woolloomooloo. FSR's have been reduced to levels of between 2 and 5 in these areas in order to cut the development potential available, protect existing activity and encourage redevelopment of a scale and character more compatible with that existing while maintaining diversity of activities.

(c) Desirability of Encouraging Further Residential Development

The desirability of conserving and enhancing the City's role as a place of residence was recognised by Council in the 1971 Strategic Plan. Although the City's population has been falling for many years, Council has taken positive steps since 1971 towards redressing this situation. Action Plans in the residential districts of the City have consistently recommended preservation and protection of the City's dwelling stock, and expansion where possible. Following suggestions of the Strategic Plan, several areas zoned for commercial or industrial purposes under the 1971 Statutory Scheme have been earmarked for rezoning to residential purposes. Council is awaiting governmental approval of Varying Schemes designed to implement these rezonings. Such measures will help restore the City's residential function as will the initiation of Government-assisted housing schemes in areas such as Woolloomooloo.

However, owing to the continuing trend towards lower dwelling occupancy rates, and the displacement of residential premises by public works projects such as the Kings Cross Road Tunnel and the planned freeways, the City's population is likely to continue to decline in the immediate future unless strong action is taken to further boost residential construction within the City.

Although new housing units are being constructed in Precincts such as Potts Point and Centennial Park, they are only increasing population marginally if at all, owing to their being occupied predominantly by single people or small family units. Meanwhile larger families are leaving the City for suburban locations, and the number of housing units constructed annually within the City is falling.

Certain incentives were introduced in the 1971 FSR Code to boost residential construction - however these have generally proved insufficient to be fully effective. For this reason bonuses have been substantially improved, as detailed in Clause 6. In addition bonuses for the construction of hotel premises within the Spine Area have also been increased so as to encourage the greater provision of tourist/visitor accommodation within the City, particularly within and around the Central Spine Area. It is believed that the current over-supply of commercial premises within the City can be exploited by increasing the attractiveness both of residential developments and mixed commercial/residential projects.

(d) Other Alterations and Summary

Other ways in which the bonus system has been altered to encourage the greater provision of particular facilities - such as pedestrian amenities, and to enhance the prospects of preserving the City's large stock of historic buildings are detailed under Clause 6. In addition a new clause has been written to allow Council to establish a framework for the implementation of a new bonus which will facilitate the provision of public facilities within the City (see Clause 6.6).

In summary, the revised Code, incorporated as Clauses 6 and 7 of this report has the following major changes from the 1971 Code -

- * A general reduction of base and total achievable FSR's within the newly defined Central Spine Area, in the light of reduced workforce capacity requirements, and the necessity to monitor office growth more closely.
- * A sharp reduction of total achievable FSR's in the retail and entertainment segments of the Midtown Hub, in order to afford these activities greater protection and so as to prevent further encroachment of office buildings into the area, while still encouraging mixed developments.



- * Sharp reductions of achievable FSR's in fringe Precincts - especially Surry Hills West, Flinders Street and Oxford Street - in order to give greater effect to the policy of concentrating intensive office development, and so as to afford city-support and surrounding residential areas greater protection from rising land values and incompatible development.
- * A restructuring and streamlining of the bonus system - the seven elements of the 1971 Code have been combined to five. The extent of each bonus element has been reviewed to ensure economic attractiveness and increase flexibility within the bonus structure. Bonuses for the provision of hotel and residential structures have been increased in accord with the objectives of Policies 9 and 10.
- * Deletion of bonuses for contributions to the Parking Stations Trust Fund with the contribution, as specified in the Revised Parking Control Code, becoming mandatory.
- * Introduction of a new transferable bonus system for application in cases where Council is acquiring sites for public facilities and works so as to offset acquisition costs.
- * Streamlining and clarification of the Code by its presentation as a single table (Clause 7).



CLAUSE 2. DEFINITIONS⁺

In this Code, unless the context or subject matter otherwise indicates or requires:

- "Airline Terminal" means a building or place used for the assembly of passengers and goods prior to the transport of such passengers and goods either to or from an aerodrome.
- *"Building" includes any structure or part thereof.
- *"Bus Station" means a building or place used as a terminal for the assembly and dispersal of passengers travelling by bus.
- "Club" means a building used or intended for use by persons associated, or by a body incorporated, for social, literary, political, sporting, athletic or other lawful purpose whether of the same or of a different kind and whether or not the whole or a part of such building is the premises of a club registered under Part X of the Liquor Act, 1912.
- *"Commercial Premises" (offices) Class I means a building or place used or intended for use as an office or for other business or commercial purposes, but does not include a building or place elsewhere specifically defined in this Clause or in the Statutory Scheme Ordinance or a building or place used or intended for use for a purpose elsewhere specifically defined in this Clause or in the Statutory Scheme Ordinance.
- "Commercial Premises" Class II means a building or place with frontage to pedestrian arcades or public places readily accessible to the public and used or intended for use for the purpose of an art gallery, a banking chamber, display showroom, dry cleaning depot, real estate agency, exhibition hall, self-service laundry, TAB branch, or agency.

⁺ Definitions differing from those in the 1971 Code are underlined.

* Definitions thus marked in this Clause are additional to, or different from those in the City of Sydney Statutory Planning Scheme Ordinance.



- "Council" means, subject to the provisions of the Local Government (City of Sydney Boundaries) Act, 1967, and the Sydney Cove Redevelopment Authority Act 1968, the Council of the City of Sydney.
- *"Department Store" means a shop with multiple departments in a single occupancy having a minimum gross floor area of 6,000 sq. metres or a minimum net retail selling area open to customers of 4,000 sq. metres, whichever is the greatest.
- *"Development" has the meaning ascribed to it in the City of Sydney Planning Scheme Ordinance.
- "Dwelling House" means a building designed for use as a dwelling for a single family, together with such outbuildings as are ordinarily used therewith, and includes a dwelling in a row of two or more dwellings attached to each other such as are commonly known as semi-detached or terrace buildings.
- "Educational Establishment" means a building used or intended for use as a school, college, technical college, academy, lecture hall, gallery or museum, but does not include a building used or intended for use wholly or principally as an institution.
- *"Floor Space Ratio" or "FSR" is the ratio the Total Floor Area or Areas of a proposed building or buildings, plus any existing building or buildings, bears or bear to the Total Site Area.
- *"Height of Buildings Restriction Map" means sheet number seven of the City of Sydney Planning Scheme map and any other map which may be adopted by resolution of Council for the purpose of limiting the height of buildings.
- "Hospital" means a building used or intended for use as a hospital, sanatorium, health centre or dispensary, a nursing home or home for aged, infirm, incurable or convalescent persons, whether public or private, and includes a shop or dispensary used in conjunction therewith, but does not include an institution.

*"Hotel"

means any premises specified as such in a publican licence issued under the Liquor Act, 1912.

"Industry"

means:

- (a) any manufacturing process within the meaning of the Factories, Shops and Industries Act, 1962;
- (b) the breaking up or dismantling of any goods or any article for trade or sale or gain or as ancillary to any business;

or

- (c) the winning of extractive material.

"Institution"

means a building used or intended for use wholly or principally for any of the following uses, namely, as:

- (a) a home or other institution for mental defectives;
- (b) a mental hospital;
- (c) a penal or reformatory institution.

*"Landscaped Open Space"

means that part of a site area which conforms to the minimum areas, dimensions and other performance standards prescribed by any directive in force or issued pursuant to this Act, and which is designed, developed and capable of being maintained and used as naturally planted garden, grassed or paved open space for pedestrian use, excluding all areas designed, developed or used for -

- (a) any building; and
- (b) the movement or standing of motor vehicles; and
- (c) the storage, handling, processing, collection or disposal of goods or materials, including refuse or waste products;

always provided that if the Council deems such to be readily accessible and suitable in location, treatment and appearance for acceptance as landscaped open space, then areas on constructed decks, flat roofs, balconies or terraces; swimming pools, areas under covered ways, or other landscape accessories may be included within landscaped open space.



- "Motel" means a building or buildings, not being an hotel, substantially used or intended for use for the overnight accommodation of travellers and the vehicles used by them whether or not the building or buildings are also used or intended for use in the provision of meals to such travellers or the general public.
- "Motor Showroom" means a building or place used or intended for use for the display or sale of motor vehicles and accessories.
- *"Place of Assembly" means a public hall, convention rooms, halls and facilities, theatre, cinema, music hall, concert hall, dance hall, open-air theatre, drive-in theatre, music bowl or any other building of a like character used as such and whether used for the purposes of gain or not, but does not include a place of public worship, institution or an educational establishment.
- *"Precinct" means a division of the area of the City of Sydney as delineated on the Precinct Map herein.
- *"Precinct Schedule" means Clause 7, Schedule 1 of this Code showing Floor Space Ratios in respect of each Precinct.
- *"Professional Chambers" means a room or suite of rooms totalling in gross area not more than 100 sq. metres, used or intended for use by a person or persons, whether employing staff or not, carrying on a small professional or other business of a nature approved by Council, and who does not or do not occupy more than 100 sq. metres of space within the same building.
- *"Professional Consulting Rooms" means a room or a number of rooms, fully equipped with plumbing facilities, used or intended for use by one legally qualified medical practitioner, or by one dentist within the meaning of the Dentists Act, 1934, who practises his profession therein as a sole practitioner or in partnership with not more than two other practitioners practising the same profession, and he or the partnership as the case may be, employs not more than three employees in connection with the practice.



"Place of Public
Worship"

means a church, chapel, or other place of public worship or religious instruction or place used for the purpose of religious training.

"Refreshment
Room"

means a restaurant, cafe, tea room, eating-house or the like.

*"Residential
Building"

means a building used or intended for use as a residential flat building, a boarding-house, a lodging house or a hostel, not including a hotel or motel, and having 80% or more of its Total Floor Area devoted to residential purposes.

"Residential Flat
Building"

means a building containing two or more flats, but does not include a row of two or more dwellings attached to each other such as are commonly known as semi-detached or terrace buildings and "flat" means a room or suite of rooms occupied or used or so constructed, designed or adapted as to be capable of being occupied or used as a separate domicile.

"Schedule"

means a schedule to the City of Sydney Planning Scheme Ordinance.

"Scheme"

means the City of Sydney Planning Scheme.

"Scheme Map"

means the series of seven maps to the scale of four chains to the inch, bound in a book the title sheet of which is marked "City of Sydney Planning Scheme" signed by the Minister for Local Government and deposited in the office of the Minister.

"Service Station"

means a building or place used or intended for use for the fuelling of motor vehicles involving the sale by retail of petrol, oils and other petroleum products whether or not the building or place is also used or intended for use for any one or more of the following purposes:

- (a) the sale by retail of spare parts and accessories for motor vehicles;
- (b) washing and greasing of motor vehicles;

- (c) installation of accessories;
- (d) repairing and servicing of motor vehicles involving the use of hand tools provided that such repairing and servicing shall not include top overhaul of motors, body building, panel beating, spray painting, or restoration of suspension, transmission or chassis.

"Shop"

means a building or place used or intended for use for the purpose of selling, exposing, or offering for sale by retail goods, merchandise or materials but does not include a building or place elsewhere specifically defined in this clause or a building or place used or intended for use for a purpose elsewhere specifically defined in this clause or for a roadside stall.

*"Tavern"

means any premises specified in a publican's licence issued under the Liquor Act, 1912, which publican's licence has been endorsed as a tavern under the Act.

"The Act"

means the Local Government Act, 1919.

"Theatre
Restaurant"

means a refreshment room in which in addition to the provision of meals or refreshments there is also provided entertainment by way of dramatic plays or other stage presentations or vocal, instrumental or musical performances or the like.

*"Total Floor
Area"

means the sum of the gross horizontal areas of each and every floor of a building contained within the inner faces of the outer walls measured at a height of 1.5 metres above the floor, including the space occupied by internal walls, staircases, lobbies, corridors, and toilets, but excluding the horizontal cross sectional area of lift shafts and vertical service ducts measured between the wall faces internal to the lift shaft or duct and excluding any space permanently set aside within the building for the parking, unloading or loading of vehicles, including ramps or other means of access thereto, or for the accommodation of mechanical or electrical plant or equipment servicing the building.



- *"Total Site Area" means the total area of a lot within its title boundaries, or alternatively, the total area of two or more contiguous lots amalgamated for the purpose of comprehensive planning and development within the terms of an Application for Development Consent to be issued by the Council.
- "Transport Terminal" means a building or place used as an airline terminal, a road transport terminal, a bus station or a bus depot.
- "Utility Installations" means a building or work intended for use by a public utility undertaking but does not include a building designed wholly or principally as administrative or business premises or as a showroom.
- "Warehouse" means a building or place used or intended for use for the storage of goods, merchandise or materials pending their sale and distribution to persons engaged in the retail trade.
- "Zone" means land referred to in Column I of the Table to Clause 23 of the City of Sydney Planning Scheme Ordinance and shown on the Scheme Map by distinctive colouring or edging or in some distinctive manner as referred to in Column I of such Table for the purpose of indicating the restrictions imposed by Part III of the Ordinance on the erection and use of buildings, the carrying out and use of works or the use of land in such zone.



CLAUSE 3 ASSOCIATED MAPS

Development control policies, codes and maps as set out below should be consulted in conjunction with this Code. They are available for inspection at the Town Hall during the Council's ordinary hours of business.

City of Sydney Planning Scheme Ordinance and Map (1971)

This Map shows the extent of the various land use Zones. Permissible land uses are more particularly set out in the City of Sydney Planning Scheme Ordinance.

Pedestrian Network Diagram

As specified in Action Plan No. 6, subject to adoption by Council.

Revised Precinct Map (attached to this code)

This Map shows the exact delineation of the revised Precincts into which the City has been divided for the purposes of development control management.

Preservation Register and Map

All places or structures of historic, architectural or scientific interest which Council desires to be preserved will be listed on a revised Preservation Register and Map currently in the course of preparation by Council.

Detailed Development Control and Action Plans

Recommendations of all Action Plans adopted by Council have been taken into account in the drawing up of the revised Code. FSR recommendations outlined in these Plans have been accepted, except where revised Strategic objectives require modification.

Height Restrictions Map

The heights of buildings in the area generally north of Bayswater Road and east of Victoria Street are subject to the restrictions imposed by the Height of Buildings Restriction Map, which is sheet number seven of the City of Sydney Planning Scheme Map. It is intended that Council will, in due course, prepare and adopt other Height of Buildings Restriction Maps for other parts of the City. (Action Priority 14B).



Parking Policy and Control Code for New Development

The Revised Parking Policy and Parking Control Code for New Development must be read and applied in conjunction with this Development Control and Floor Space Ratio Code.

Residential Development Control Code

The Residential Development Control Code prepared by Council's consultants, and awaiting adoption by Council, is relevant to the detailed application of recommended FSR's in many fringe residential Precincts, and must be applied in conjunction with this Code.



CLAUSE 4. DISTRICTS AND PRECINCTS

The revised City Structure Map is attached to this Code. New Precinct designations are as follows:

CENTRAL SPINE PRECINCTS

- 1 The Tank Stream (or Northern Business) Precinct
- 2 The Midtown Hub Precinct
- 3 The Brickfield Hill (or Southern Business) Precinct

GATEWAY PRECINCTS

- 4 The Sydney Cove Precinct
- 5 The Railway Precinct

EASTERN PRECINCTS

- 6 The Macquarie Precinct
- 7 The Parklands Precinct
- 8 The Woolloomooloo Precinct
- 9 The William Street (Boulevard) Precinct
- 10 The Stanley Street Precinct
- 11 The Oxford Street Precinct
- 12 The Garden Island and Docks Precinct
- 13 The Potts Point - Elizabeth Bay Precinct
- 14 The Kings Cross Precinct
- 15 The Darlinghurst Precinct
- 16 The Taylor Square Precinct
- 17 The West Surry Hills Precinct
- 18 The Flinders Street Precinct
- 19 The Surry Hills Residential Village Precinct
- 20 The Moore Park Precinct
- 21 The Showground Precinct
- 22 The South Paddington Precinct
- 23 The Moore Park - Centennial Park Residential Precinct

WESTERN PRECINCTS

- 24 The West Rocks Precinct
- 25 The Western Perimeter Precinct
- 26 The Darling Harbour Rail and Docks Precinct
- 27 The Pyrmont Precinct
- 28 The Ultimo Precinct
- 29 The Chippendale Precinct
- 30 The University - RPAH Precinct
- 31 The Newtown Precinct
- 32 The Camperdown Precinct



CLAUSE 5. PRINCIPAL ELEMENTS OF THE CODE

5.1 Basic Floor Space Ratio and the Purposes for which Basic Floor Space May be Used

Basic Floor Space Ratios (Basic FSR), are specified for each particular Precinct in Clause 7 of this Code. Basic floorspace may be used for any purpose specified under the recommended zoning as detailed in Clause 7, except where otherwise specified. The recommended zoning differs in many cases from that currently gazetted under the 1973 Statutory Planning Scheme. It is based on recommendations of subsequent Action Plans that have been adopted or await adoption by Council, and on revised Policies adopted in the 1974-77 Objectives, Policies and Action Priorities. It is recognised that until an I.D.O. is prepared such variations from the Gazetted Scheme have no legal sanction. However, in the meantime it is believed essential to control development in accord with recommended zonings, in order to achieve Council's planning objectives.

5.2 Bonus Floor Space and the Purposes for which Bonus Floor may be used

Consent to develop more Floor Space than is permissible by the Basic Floor Space Ratio, may be granted if a development provides, or contributes to the provision of certain elements required or approved by Council and specified in this Code, which are deemed to offset the otherwise detrimental effects on the City of such additional density of development.

The particular elements of development qualifying for the award of Bonus Floor Space (Bonus FS) are defined in Clause 7 herein.

The Bonus FS may be used for any purposes approved under the recommended zoning, except where otherwise specified.

5.3 Maximum Floor Space Ratios

An absolute Maximum Floor Space Ratio has been fixed for development in each Precinct, and this may not under any circumstances be exceeded, notwithstanding the combinations of bonus elements for which application may be made.



CLAUSE 6. THE NEW CLASSIFICATION OF BONUS ELEMENTS

6.1 Bonus A: The Use of BFSR for Specified Purposes (Replaces Bonus No. 1)

This bonus is available in order to continue the encouragement of a diversity of uses within Precincts, particularly those in the Spine Area and in surrounding commercial zones. Where the bonus is applicable, bonus floorspace may be approved in consideration of the use of basic floorspace for all or any of the following uses as defined in Clause 3 of this Code:

Shop (not available in Precinct 2, Zone A); Club; Place of Assembly (Public Hall, theatre, cinema, concert hall ... or other building of like character); Place of Public Worship; Tavern.

The rate at which bonus floorspace may be approved in consideration of the use of the basic FSR for the stipulated uses are prescribed in Clause 7 of this Code.

Special Conditions:

(a) Cinemas, etc.

Where the provision of approved diverse uses involves the construction of spaces with floor to floor heights greater than 5 metres, then, for the purpose of Bonus Floor Space calculation, the floor space deemed to be used, to be multiplied by the Bonus factor, is measured as the gross cubic volume (of the space devoted to the approved use) divided by 10. This is a generous method of calculation, which ensures high real bonuses for such facilities as theatres, cinemas, auditoria, convention facilities and the like.

(b) Midtown Hub

In Precinct 2, the Midtown Hub, site frontages are required to be predominantly devoted to uses other than Plazas of "Commercial Premises Class I" or entrances thereto. This is to ensure continuity of retail or similar frontages to footpaths, plazas, arcades, and other public spaces at or near ground level.



(c) Western Perimeter Parking

In Precinct 25, Western Perimeter, the bonus is only available for the provision of required or approved public parking stations with approved ingress and egress in both Kent and Sussex Streets.

Provision of hotel accommodation and permanent dwellings awarded bonuses under Bonus No. 1 in the 1971 Code, are now the subject of separate bonus B.

6.2 Bonus B: Provisions of Residential Dwellings or Hotels

The Action Priorities for 1974-77 draw attention to the failure of measures so far adopted to achieve the objective of arresting the City's resident population decline sought under Policy 9 of the 1971 Strategic Plan. It has been recommended both that the large-scale provision of public housing be sought within the City, and the construction of private dwellings be urgently sought while that of hotels should be encouraged, particularly within the CBD. This has been catered to in the new code in two ways:

1. The general restructuring of plot ratios carried out in this Code as a result of lower projected workforce growth, and from the desire to monitor office development more closely, affords the opportunity to rearrange bonuses so that mixed developments, including a substantial residential or hotel component, become more viable. Thus substantial bonuses have been allowed for areas of the basic FSR devoted to residential or hotel purposes. The rate at which the bonus is applied in consideration of the use of basic FSR for the stipulated uses are prescribed in Clause 7 of this Code.

2. In order to stimulate the construction of predominantly residential buildings and hotels (i. e. buildings with 80% or more of floorspace devoted to residential purposes) such structures are allowed a maximum FSR of up to 10.0 in Central Spine Precincts (Tank Stream and Brickfield Hill, Midtown Hub) and in the Western Perimeter Precinct in accordance with the specifications of Clause 7, Attachment 3.

6.3 Bonus C: Provision of Required or Approved Pedestrian Facilities and Public Amenities (Replaces Bonuses No. 2, 3 and 4 Under the 1971 Code).

These bonuses are designed to encourage the improvement of facilities for pedestrians and public amenities throughout the City. The Bonus incorporates provision of bonuses under elements 2, 3 and 4 of the 1971



Code. They have been amalgamated to simplify the Code, to allow more flexible use of bonuses, and because of slight reductions in overall bonus provisions.

Pedestrian Facilities

As foreshadowed in the 1971 Strategic Plan and in the recently adopted Action Plan No. 6 the possibility of creating a Spine Area that is eventually predominantly free of vehicular traffic and which confines through traffic to perimeter streets is now coming closer to fruition. Action Plan No. 6 calls for an extensive network of pedestrian links, bridges, underpasses and malls within this area. Many of these facilities will need to be co-ordinated with redevelopment projects, but clearly Council does not have the resources at its disposal to construct all required facilities. In any case, developers should provide some contribution towards improving the environment as their developments generate considerable pedestrian traffic. Bonus C seeks the continuation of provision of necessary pedestrian facilities while limiting the overall extent of bonus available to between 1.0 and 2.5. This level has proved sufficient to encourage the provision of pedestrian facilities in the CBD in recently approved developments, as detailed in the Annexure to this Code. However, the rate at which bonus floorspace is awarded for the provision of individual facilities has been reviewed so as to ensure that there is sufficient economic incentive to encourage their provision. In all Precincts, bonus floorspace is awarded on the following basis:

Through site link 5 sq. metres of bonus floorspace per sq. metre of link*
Plaza or terrace 2 sq. metres of bonus floorspace per sq. metre of plaza or terrace

Underpass 30 sq. metres of bonus floorspace per sq. metre of underpass
Overpass 20 sq. metres of bonus floorspace per sq. metre of overpass
Escalators 1000 sq. metres of bonus floorspace per single run pair.

In addition Council may award special bonuses for 'elective pedestrian circulation improvements' pursuant to the adoption of Action Plan No. 6. These comprise elements of the pedestrian network which cannot be referenced directly to or identified with specific sites. Because such amenities are for use by the public, bonus floor space will be awarded to encourage developers to undertake the provision of these elements.

Definitions of Pedestrian Facilities

For the purpose of calculating Bonus Floor Space, these facilities are mutually exclusive, ie, no pedestrian area may be counted more than once. Areas devoted to approved Through Site Links, Plazas and Terraces, shall be excluded from calculations of Total Floor Area.

* Bonus for Through site links in Precinct 25, Western Perimeter, is only available for provision of approved through site public vehicular and pedestrian way linking Kent and Sussex Streets and being no closer than 20 metres from the nearest intersection with another street.



(a) Through Site Link:

A Through Site Link is a continuous pedestrian way from one boundary of site to another, linking public streets or public places or other Through Site Links in a manner approved by Council. Such a Link shall, in order to qualify for consideration for the award of Bonus Floor Space:

- i. have a minimum aggregate unobstructed width as may be approved by Council between a minimum of 2 metres and a maximum of 8 metres.
- ii. achieve changes of level by means of escalators or ramps, or by means of a strictly limited number of steps as may be specifically approved by Council;
- iii. be designed so that it can remain open when the main building on the site is closed;
- iv. remain open between the hours of 7 am and 10 pm on normal working days, or between such other hours and on such other days as Council may permit or require;
- v. be lit, ventilated, cleaned and maintained to standards approved by Council.
- vi. be clearly marked by signs or other means as may be approved by Council, indicating that the link exists and is open to the public.

No portion of a Through Site Link wider than 8 metres shall qualify for the award of Bonus Floor Space, or if within a building, shall be excluded from calculations of Total Floor Area.

(b) Plaza or Terrace:

A Plaza or Terrace is a space open to the public without charge during business hours and at such other times as Council may require or approve, and readily accessible from adjacent public places at grade or by means of a ramp, escalator, or a strictly limited number of approved steps.

The City will benefit more from a limited number of large Plazas than from a greater number of smaller open spaces at the base of buildings. For this reason, Bonus Floor Space shall only be awarded for plazas or terraces on sites specifically approved by Council as being suitable for the purpose and of a sufficient area, having regard to the special character of each Precinct.



To qualify for the award of Bonus Floor Space, a Plaza or a Terrace, as hereinbefore defined, shall:

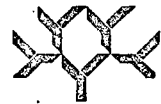
- i. either by itself, or when taken together with an adjacent approved Plaza or Terrace, have a minimum area of 500 sq. metres, exclusive of any area designated as Footpath Widening or a Through Site Link, unless otherwise specifically approved by Council;
- ii. have a minimum horizontal dimension of 15 metres, unless otherwise specifically approved by Council;
- iii. not extend more than 5 metres under any building;
- iv. be, in the opinion of Council, sufficiently open to sunlight;
- v. be, in the opinion of Council, sufficiently protected from air currents;
- vi. be furnished with paving, landscaping, public seating and other convenience or amenity elements as may be required or approved by Council;
- vii. be subject to an undertaking by the Applicant to clean and maintain such areas to the satisfaction of Council.

(c) Pedestrian Underpass or Overpass

Pedestrian underpasses and overpasses are pedestrian underpasses and overpasses provided by the Applicant free of cost to Council, and which are traffic-separated pedestrian ways under or over streets or public places, linking separate developments and/or giving access to developments from railway stations, bus stations, ferry terminals, parking stations, public parks or other public places.

To qualify for the award of Bonus Floor Space, a Pedestrian Underpass or Overpass shall:

- i. conform to the same requirements for minimum widths specified for Through Site Links;
- ii. remain open between the hours of 7 am and 10 pm on normal working days, or between such other hours and on such other days as Council may permit or require;



- iii. be lit, ventilated, cleaned and maintained to standards approved by Council;
- iv. be clearly marked by signs or other means as may be approved by Council indicating that the link exists and is open to the public;
- v. provide access to street or footpath levels by means of escalators, lifts, ramps or a limited number of steps, to standards approved by Council.

(d) Escalators

Bonus Floor Space as specified in the Precinct Schedules in Clause 7 of this Code, may be awarded for the provision and maintenance of required or approved escalators each a minimum of 80 centimetres wide serving a Through Site Link, a Pedestrian Underpass or Overpass, or a Pedestrian Plaza or Terrace. Escalators shall operate and be open to the public during such hours as may be approved by Council.

Required or Approved Public Amenities

Council may require that a development provide space suitable for fitting out by Council for amenities such as public toilets, women's amenity centre, child minding centre, municipal branch library, public telephones or other approved public amenities, and may offer a bonus for such space. Such facilities would be maintained and managed by Council.

The bonus shall be awarded on the basis of 10 sq. metres of bonus floorspace for every square metre of facility provided.

6.4 Bonus D: Site Amalgamation

Under the 1971 FSR Code, additions to base FSR's were allowed in certain Precincts in order to encourage site amalgamation upon redevelopment. In order to simplify the operation of the reviewed code, such additions are now made bonuses. Bonuses have also been scaled down in certain areas of the CBD where amalgamation is proceeding without need for bonuses, and abolished in fringe Precincts where it is considered that accelerated amalgamation could harm the existing activity mix and scale of development.

Bonuses of up to 1.5 FSR are now allowable on a sliding scale specified under Clause 7, Schedule 2 in the Central Spine Area outside the Midtown Hub retail/entertainment area (Zone A, Precinct 2).



6.5 Bonus for Preservation of Historic Place or Structure (Replaces Bonus No. 6, 1971 Code, no longer incorporated in Schedule, but available in all Precincts where listed buildings exist).

Policy 13 of the Strategic Plan Review confirms the need for measures to preserve places and structures on Council's Register of Places and Structures of historic or architectural significance. The most practical measure adopted in the 1971 City of Sydney Strategic Plan was to permit the sale or transfer of the development potential of a site it is desired to preserve, where an owner is so prepared to do, to an adjacent site, or to another site, within the same Precinct or District. This has proved a viable way of preserving some historic structures in the City and hence is maintained in the revised FSR Code. However, as detailed in 'Sydney City '77', it is hoped to establish an 'air rights bank' in the City, so that Council may have more effective means at its disposal for conserving and preserving historic structures in the City.

Application

The transfer or sale of development potential to another site should be accompanied by the transfer of title to the historic place or structure to an approved body or authority able to guarantee its preservation, restoration and maintenance in perpetuity. The previous owner, if he so desires, may lease back the place or structure. Council may determine whether only a part or parts of an historic place or structure may qualify for preservation by the means proposed.

The 1971 Code specified the amount of Floor Space which would be permitted to be sold or transferred from the sites of relevant places or structures within each Precinct. The schedule has now been altered in line with the overall revision of maximum achievable FSR's:

Relevant Sites in Precinct	Floor Space permitted to be sold or transferred to be calculated as if the relevant site had a permissible FSR of:
1, 3	10.0
2, Zone A (see accompanying Map)	5.0
2, Zones B, C (see accompanying Map)	8.0
4, 23, 28	10.0
9	5.0
11, 14, 17	4.0
18	3.0
25	6.0



A limit is placed upon the amount of Floor Space which may be sold and/or transferred to one particular 'recipient' site. In no case may this amount of Floor Space exceed the equivalent of an FSR of 2.0 on the 'recipient' site.

6.6 Special Bonus to Assist Council in Provision of Public Facilities and Parking Stations

Council is concerned to increase the provision of public facilities and amenities within the City - for example open spaces, in the form of boulevards, mini-parks, etc., as well as to provide a certain amount of parking facilities in fringe Precincts to cater for all-day and short-term parking in accordance with the provision of Action Plan No. 4 and the Revised Parking Code. In such cases, if Council is undertaking the development itself, it is obliged to shoulder a considerable acquisition cost in terms of land and building resumption, regardless of site development costs involved. In the meantime the development potential of the sites acquired for public purposes will not have been used to its full potential.

For these reasons a provision has been introduced into the new Code to allow Council to grant bonus floorspace to owners of sites acquired for public purposes in order to offset Council's acquisition costs. The mechanics of this bonus have yet to be finalised, but it is envisaged that it would operate in a similar manner to the historic buildings transfer bonus so that the bonus floorspace granted may be transferred from the site in question to another site where commercial development may be appropriate.

The following conditions are suggested to apply:-

- (1) The bonus may only be applied in cases where Council is acquiring a site specifically for public works projects such as public amenities or parking stations.
- (2) The acquisition cost paid to the owner of the site in question shall be adjusted downwards from the market price by a factor relating to the value of the bonus granted. Such factor should be determined by Council's valuer and an independent authority if the assessment is not agreeable to the owner of the site.
- (3) Transfers shall only be effected within Precincts so as to avoid inflated value of transferred floorspace.
- (4) Floorspace permitted to be sold or transferred from the sites of relevant places or structures within each precinct shall be calculated on the basis of the maximum FSR achievable in the Precinct in question.



- (5) A maximum floorspace of 2.0 shall be transferred to any one 'recipient' site.

6.7 Special Note:

Bonus No. 5 of the 1971 FSR Code (Financial Contributions to Council's Parking Station Trust Fund) is no longer operative, but the provision of parking space on a financial contribution now becomes mandatory within those parts of the CBD and other Precincts as specified by the Revised Parking Code.



CLAUSE 7. SCHEDULES OF PERMISSIBLE FLOOR SPACE RATIOS
AND USES BY PRECINCTS

In the following Precincts, the Responsible Authority will determine permissible floor space ratios as and when necessary:

- The Town Hall Area, comprising the block bounded by George, Druitt, Kent and Bathurst Streets, containing the Town Hall and St. Andrew's Cathedral.
- 4, 24 The Rocks and Circular Quay Precincts, comprising the East Rocks north of the Cahill Expressway and the West Rocks.
- 5 Railway Precinct, being the land zoned 'Special Uses - Railways'.
- 6 The Macquarie Precinct, comprising governmental and institutional uses on the east side of Macquarie Street, together with the Law Courts, and St. James Church.
- 8 The Woolloomooloo Precinct, within which Council will administer development control in the light of the Woolloomooloo Action Plan which awaits finalisation following the public exhibition.
- 16 The Taylor Square area, zoned 'Special Uses' and including the East Sydney Technical College and St. Vincent's Hospital.
- 21 The Showground Precinct.
- 23 Moore Park, comprising Public Open Space and the Sydney High Schools.
- 28 That part of the Ultimo Precinct, zoned 'Special Uses - Education and Technical College'. The finalisation of FSR's in this area requires the completion and adoption of the Action Plan for this Precinct.
- 30 The University - RPAH Precinct, 'Special Uses'.

For the remaining Precincts of the City, permissible floor space ratios shall be determined in accordance with Schedule 1, following.

**CLAUSE 7 SCHEDULE 1****SCHEDULE OF PERMISSIBLE FLOORSACE RATIOS AND BONUSES**
(To be read in conjunction with Clause 6, Bonus Elements)**BONUS ELEMENTS**

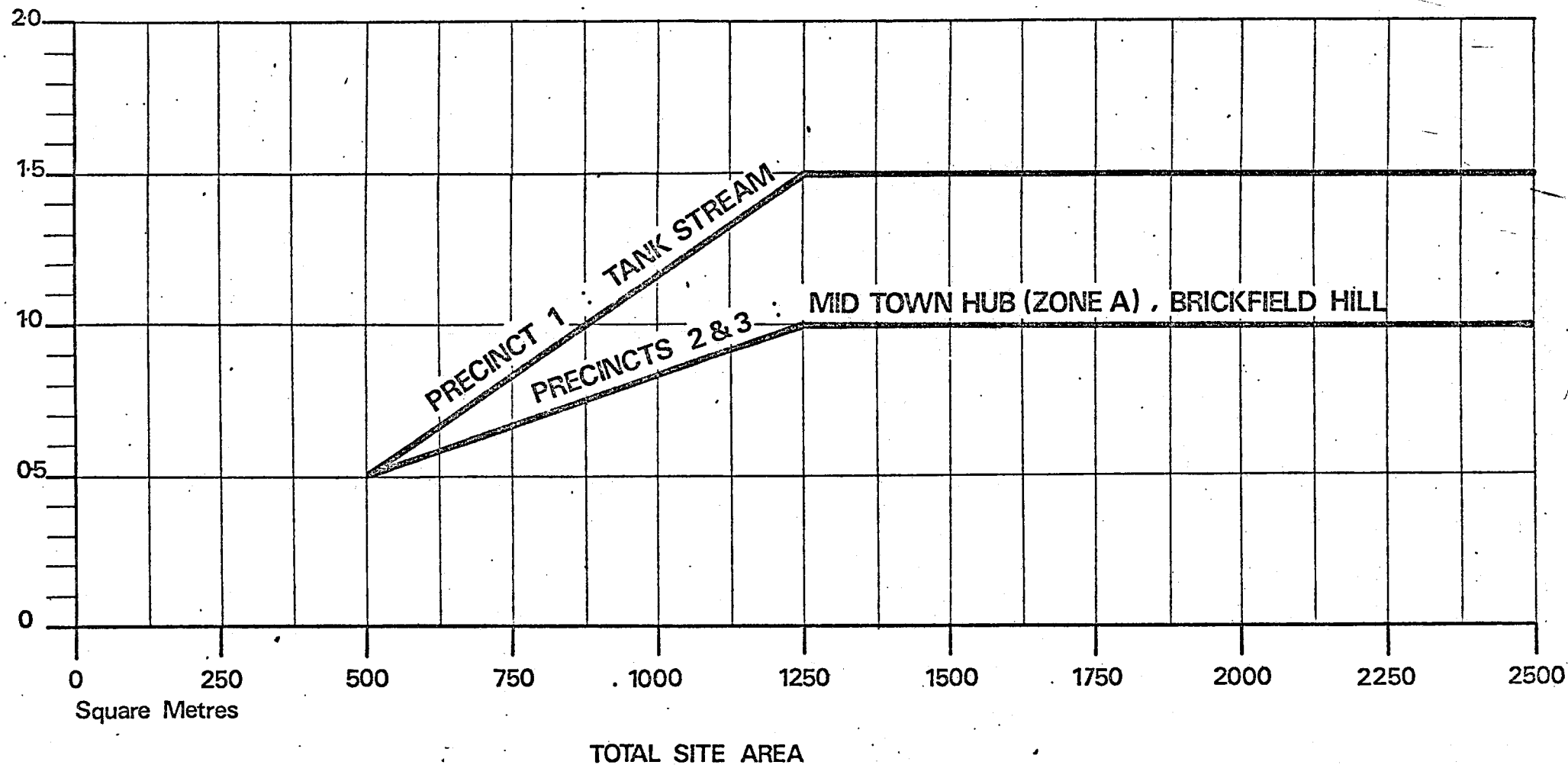
PRECINCT	Recommended Zoning	Maximum Basic FSR	Use of Basic FSR for specified purposes A	Use of Basic FSR for Residential Dwellings or Hotels B ⁽ⁱ⁾	Required or approved Pedestrian facilities/ Public Amenities C	Site Amalgamation D	MAXIMUM PERMITTED TOTAL FSR
			Square metres of Bonus Floor space per square metre of basic FSR used for specific purposes	Maximum Bonus Available			
CENTRAL SPINE							
1. Tank Stream	County Centre	4.0	2m ²	1m ²	2.5	1.5	10.0
2. Midtown Hub	County Centre						
	Zone A	2.0 ⁽ⁱⁱⁱ⁾	NA ²	1m ²	2.5	NA	5.0
	Zones B & C	3.0	2m ²	2m ²	2.5	1.0	8.0
3. Brickfield Hill	County Centre	4.0	2m ²	2m ²	2.5	1.0	10.0
EASTERN PRECINCTS							
8. Woolloomooloo	Residential		AWAITING ACTION PLAN FINALISATION				
9. William Street Boulevard	Business General 3a	2.0	0.5m ²	1m ²	2.0	NA	5.0
10. Stanley Street	Residential 2b	2.0		NO BONUSES AVAILABLE			2.0
11. Oxford Street	Business General 3a	2.0	1m ²	1m ²	0.5	NA	4.0
13. Elizabeth Bay/Potts Point	Residential 2b	2.0		NO BONUSES AVAILABLE			2.0
14. Kings Cross	Residential 2c	2.0	NA	1m ²	1.0	NA	4.0
	Residential 2e	2.0	0.5m ²	0.5m ²	NA	NA	4.0
15. Darlinghurst	Business General 3a)						
	Residential 2b)	2.0	NA	NA	1.0	NA	3.0
	Residential 2e)						
16. Taylor Square	Special uses 5a)						
17. Surry Hills West	Special uses 5a)						
	Business General 3a)	2.0	1m ²	NA	1.0	NA	4.0
	Light Industrial 4d)						
	Residential 2g	1.0 to 1.15 ⁽ⁱⁱⁱ⁾		NO BONUSES AVAILABLE			1.0 to 1.15
18. Flinders Street (part)	Business General 3a	1.0	NA	1m ²	1.0	NA	3.0
18. Flinders Street (part)	Residential 2g)	1.0 to					
19. Surry Hills Residential	Residential 2c)	1.15		NO BONUSES AVAILABLE			1.0 to 1.15
20. South Paddington	Residential 2c)						
23. Moore Park	Residential 2a)	0.8		NO BONUSES AVAILABLE			0.8
	Residential 2b)	2.0					2.0
WESTERN PRECINCTS							
25. Western Perimeter	Residential	2.0	2.0 ^(iv)	2m ^{2(v)}	2.0 ^(iv)	NA	6.0
26. Ultimo (part) ^(vi)	Residential 2c	2.0	NA	1m ²	1.0	NA	4.0
27. Pyrmont	Industrial 4a, 4b)						
	Residential 2d)	2.0		NO BONUSES AVAILABLE			2.0
29. Chippendale	Industrial 4b)						
	Residential 2b)	2.0		NO BONUSES AVAILABLE			2.0
31. Newtown	Residential 2a)						
32. Camperdown	Business General 3a)						

- NOTES: (i) Provision of a hotel or a predominantly residential structure (ie a building with 80% or more of the floorspace devoted to residential purposes or hotel space) may regardless of bonuses, be allowed a maximum floorspace ranging from 6 to 10 (depending on site size, as defined in Schedule 3 of this Clause) in Precincts 1, 2, 3 and 25 provided such development complies with Council's residential development control code.
- (ii) In the Midtown Hub, Precinct 2, Zone A, none of basic FSR can be used for commercial Premises Class I.
- (iii) Basic FSR values from 1.0 to 1.15 in Residential 2g (Preservation) zones to allow for minor extensions to existing dwellings.
- (iv) In the Western Perimeter Precinct 25, Bonuses A and C are only available as specified in Clause 6.
- (v) Bonus B not available for hotel construction.
- (vi) The Special Uses Area in Precinct 25, Ultimo, is the subject of a detailed Council Action Plan.

CLAUSE 7, SCHEDULE 2

**SITE AMALGAMATION BONUSES AVAILABLE
IN PRECINCTS 1, 2 AND 3**

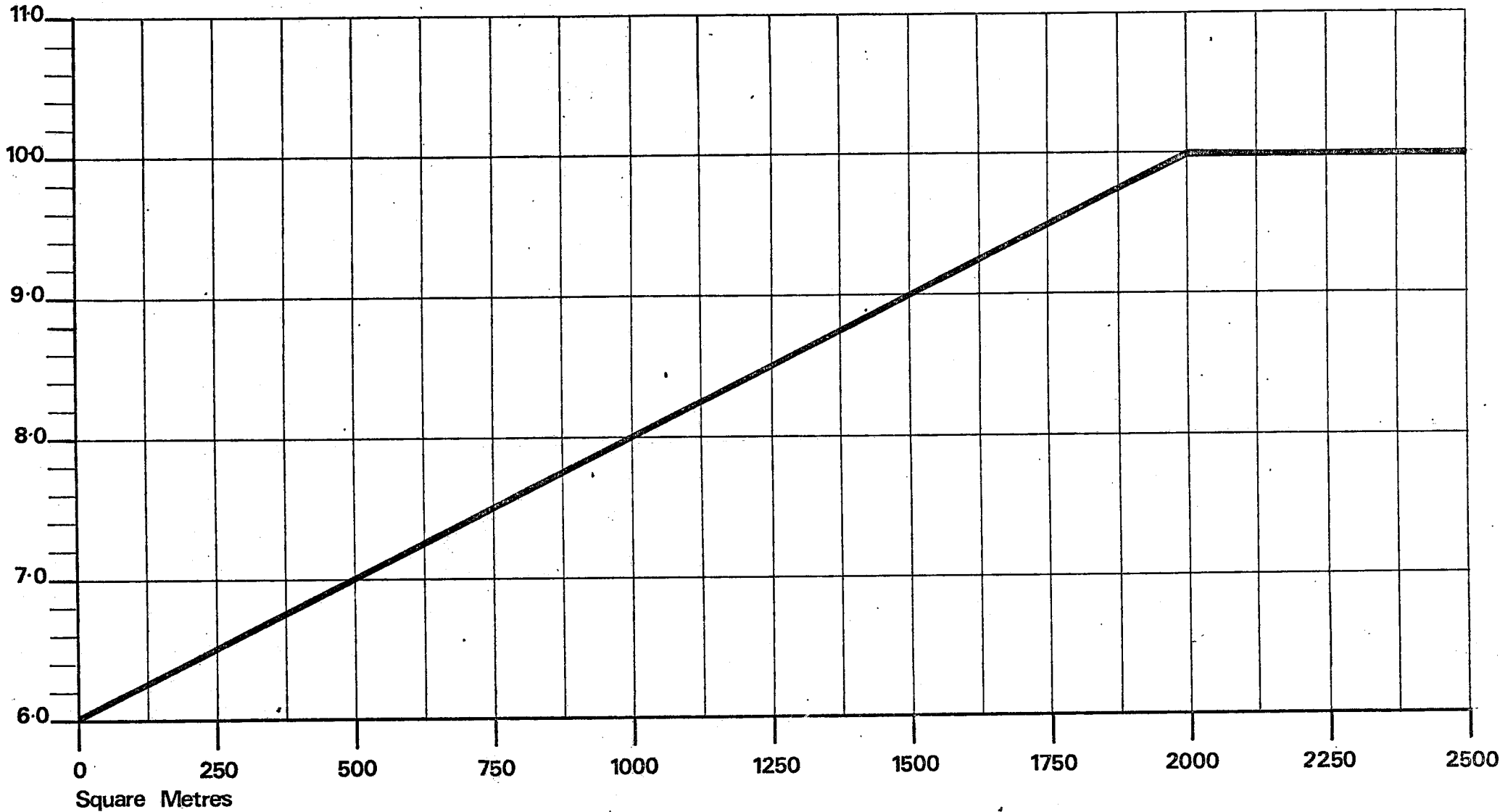
BONUS
FLOOR SPACE
RATIO AVAILABLE



CLAUSE 7, SCHEDULE 3

MAXIMUM FLOORSACE ALLOWANCES FOR RESIDENTIAL TOWER BUILDINGS
IN PRECINCTS 1, 2, 3 AND 25

MAXIMUM
FLOOR SPACE
RATIO AVAILABLE



TOTAL SITE AREA

ANNEXURE: To 1974 FSR CodeEXAMPLES OF DEVELOPMENT APPROVED
UNDER THE 1971 FSR CODE

1. D.A. Number: 850/73

430 Pitt Street Use: Offices/shops

Precinct: A4 Brickfield HillSite Area: 2,600 square metresBasic FSR: 6.0:1

Bonuses:	(1) Retailing	0.30
	(2) Plaza	0.40
	(3) Overpass	0.50
	(4) Through site link	1.35
	(5) Parking	1.80
	Contribution	<hr/>
		3.85

Total FSR: 6.0 Basic FSR plus 3.9 bonuses = 9.9

2. D.A. Number: 486/73

11-19 Jamison Use: Residential

Precinct: A1 Tank StreamSite Area: 7300 square metresBasic FSR: 5.5:1

Bonuses:	(1) Shops, Tavern, Restaurant	2.3
	(2) Overpasses	0.5
	(3) Parking	2.0
	Contribution	<hr/>
		4.8

Total FSR: 5.5 BFSR plus 4.8 bonuses = 10.3



3. D. A. Number: 130/73

265-73 George Street,
1-21 Margaret Lane,
52-62 Margaret Street
2-29 Jamison Street (CBA Development)

Precinct: A1 Tank Stream

Site Area: 5,100 square metres

Basic FSR: 5.5:1

Bonuses:	(1) Tavern/shops	2.5
	(2) Plaza/Underpass/ Overpass.	0.5
	(3) Public Amenity	0.8
	(4) Parking Contribution	2.0
		<hr/>
		5.8

Total FSR: 5.5 BFSR plus 5.8 bonuses = 10.3

4. D. A. Number: 535/73

72-74 Clarence Street Offices/shops

Precinct: A1 Tank Stream

Site Area: 600 square metres

Basic FSR: 4.3:1

Bonuses	(1) Shops/Taverns	0.56
	(2) Through site link	1.46
	(3) Parking Contribution	2.0
		<hr/>
		4.02

Total FSR: 4.3 BFSR plus 4.0 bonuses = 8.3



THE CITY OF SYDNEY PRECINCTS

DEVELOPMENT CONTROL & F.S.R. CODE
AS ADOPTED BY COUNCIL 6-12-71

City Boundary shown thus

Adjoining Municipal Boundaries shown thus

Adjoining Municipalities shown thus

Ward Boundaries shown thus

Ward Names shown thus

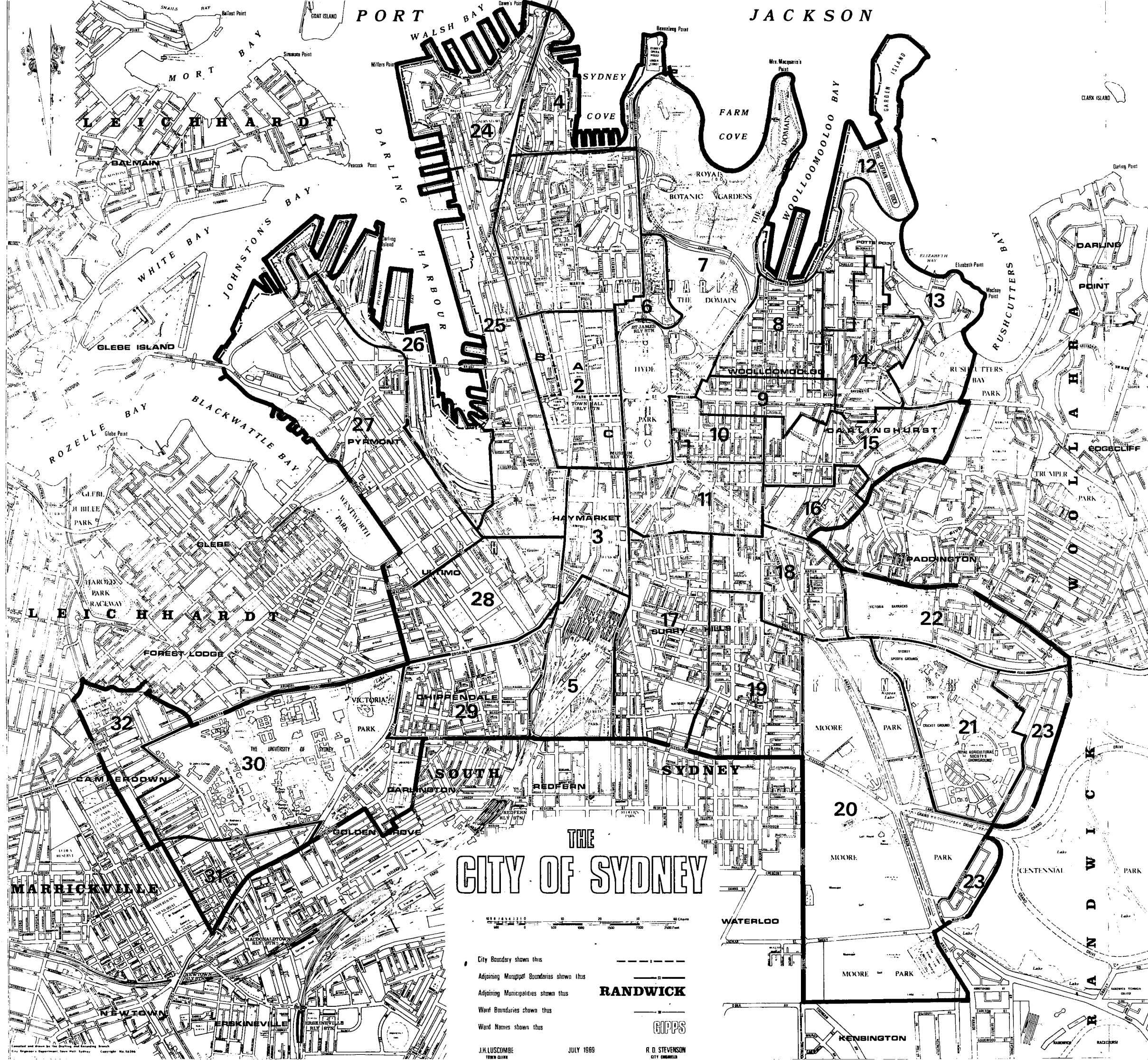
RANDWICK

GIPPS

J.H. LUSCOMBE
TOWN CLERK

JULY 1969

R.D. STEVENSON
CITY ENGINEER



Central Spine Precincts

- 1 The Tank Stream Precinct
- 2 The Midtown Hub Precinct
- 3 The Brickfield Hill Precinct

Gateway Precincts

- 4 The Sydney Cove Precinct
- 5 The Railway Precinct

Eastern Precincts

- 6 The Macquarie Precinct
- 7 The Parklands Precinct
- 8 The Woolloomooloo Precinct
- 9 The William Street Precinct
- 10 The Stanley Street Precinct
- 11 The Oxford Street Precinct
- 12 The Garden Island Precinct
- 13 The Potts Point-Elizabeth Bay Precinct
- 14 The Kings Cross Precinct
- 15 The Darlinghurst Precinct
- 16 The Taylor Square Precinct
- 17 The West Surry Hills Precinct
- 18 The Flinders Street Precinct
- 19 The Surry Hills Residential Village Precinct
- 20 The Moore Park Precinct
- 21 The Showground Precinct
- 22 The South Paddington Precinct
- 23 The Centennial Park Residential Precinct

Western Precincts

- 24 The West Rocks Precinct
- 25 The Western Perimeter Precinct
- 26 The Darling Harbour Rail & Docks Precinct
- 27 The Pyrmont Precinct
- 28 The Ultimo Precinct
- 29 The Chippendale Precinct
- 30 The University-RPAH Precinct
- 31 The Newtown Precinct
- 32 The Camperdown Precinct

**Revised Precinct
boundaries & reference
numbers, 1974.**