

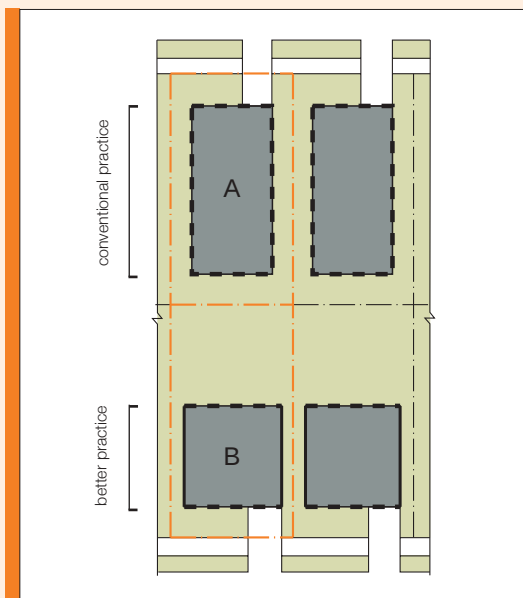


Primary Development Controls

.Floor Space Ratio

Floor space ratio (FSR) controls provide a guide for developers, council staff and the community as to the allowable densities for an area. The FSR is the maximum capacity of a building and the accepted currency for development. A key benefit of FSR is its usefulness in determining and controlling the maximum amount of floor space yield. However, FSR should not be the sole determinant of future built form; it should be linked with all other building envelope controls to support the desired urban outcome. Once established, FSR is an absolute maximum, which may not be wholly achievable on all sites due to urban design considerations.

In a new urban area or where an existing area is undergoing change, FSR controls should be set after designing and testing building envelopes, not before.



01.78. A sample floor space area comparison shows conventional practice with development along the length of the site and better practice showing narrow building along the street. The better practice option increases the height by a storey, but improves residential amenity and open space.

■ Building Envelope Footprint □ Site ▬ Habitable Room Edges

Site Area	760 m ²
Building Envelope Footprint Area	360 m ²
Height	3 storeys
Total Envelope Area	1,080 m ²
Less 80% of Total Envelope Area	864 m ²
FSR	1.1:1

Site A. Conventional practice

Site Area	760 m ²
Building Envelope Footprint Area	270 m ²
Height	4 storeys
Total Floor Area	1,080 m ²
Less 80% of Total Envelope Area	864 m ²
FSR	1.1:1

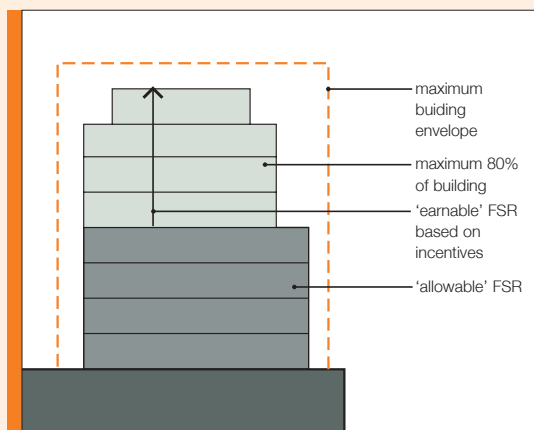
Site B. Better practice

Objectives

- To ensure that development is in keeping with the optimum capacity of the site and the local area.
- To define allowable development density for generic building types.
- To provide opportunities for modulation and depth of external walls within the allowable FSR.
- To promote thin cross-section buildings, which maximise daylight access and natural ventilation.
- To allow generous habitable balconies.

Designing the controls

- When envelopes are being used, the FSR should not fill them. Determine FSR by calculating it at 80 percent of the building envelope in denser urban areas and at 75 percent in suburban areas.
- Where there are no site-specific envelopes, ensure that the controls are coordinated so that height, setbacks and FSR are consistent with each other and with the desired built form outcome.
- Floor space should be measured from the inside face of external walls and 1400mm above the slab. It includes:
 - habitable space below ground (auditoria, cinemas, supermarkets)
 - retail space (cafés) associated with main entrance and/or lobby.
- It excludes:
 - main building entrances and associated foyers and lobbies
 - common vertical circulation (stairs and lifts)
 - underground:
 - storage
 - vehicular access, loading areas, garbage and services
 - car parking
 - plant rooms and vertical mechanical services and ducting
 - communal recreational areas in residential buildings up to 5% of the total floor area of the building



01.79. When determining floor space controls, design maximum building envelopes which include incentives and bonuses up front.

- balconies, including those enclosed by operable screening devices
- the void space above double height spaces.
- Relate FSR to minimum site frontage or range of site depths in areas with small lots or a variety of lot sizes and shapes. Different sites, for example, corner, mid-block and wide shallow sites, have different floor space capacities and blanket controls may result in undesirable built form.
- Consider varying floor space ratio to provide incentives for housing, sustainability and public benefits including:
 - affordable housing
 - street widening
 - open space and parkland dedication
 - colonnades, walkways and arcades
 - public parking.
- Determine any incentives/bonuses up front, working back from 80 percent and testing FSR yield for economic viability. The maximum FSR should include all incentives/bonuses. Consider dividing FSR into allowable FSR and earnable FSR. Allowable means the base line FSR and earnable is the difference between the base line and the maximum FSR. Ensure the amount of earnable FSR is quantified against each incentive/bonus up front in the planning process.
- Track and monitor the transfer of floor space from heritage areas.



Control Checklist

- Test the desired built form outcome against proposed floor space ratio to ensure consistency with:
 - building height
 - building footprint
 - the three dimensional building envelope
 - open space requirements.
- Test a variety of typical lot sizes and shapes in your area before establishing a blanket FSR control.