

## A2 Primary built form controls

A2.1 Conduct detailed testing for the proposed Floor Space Ratio (FSR) controls shown below.

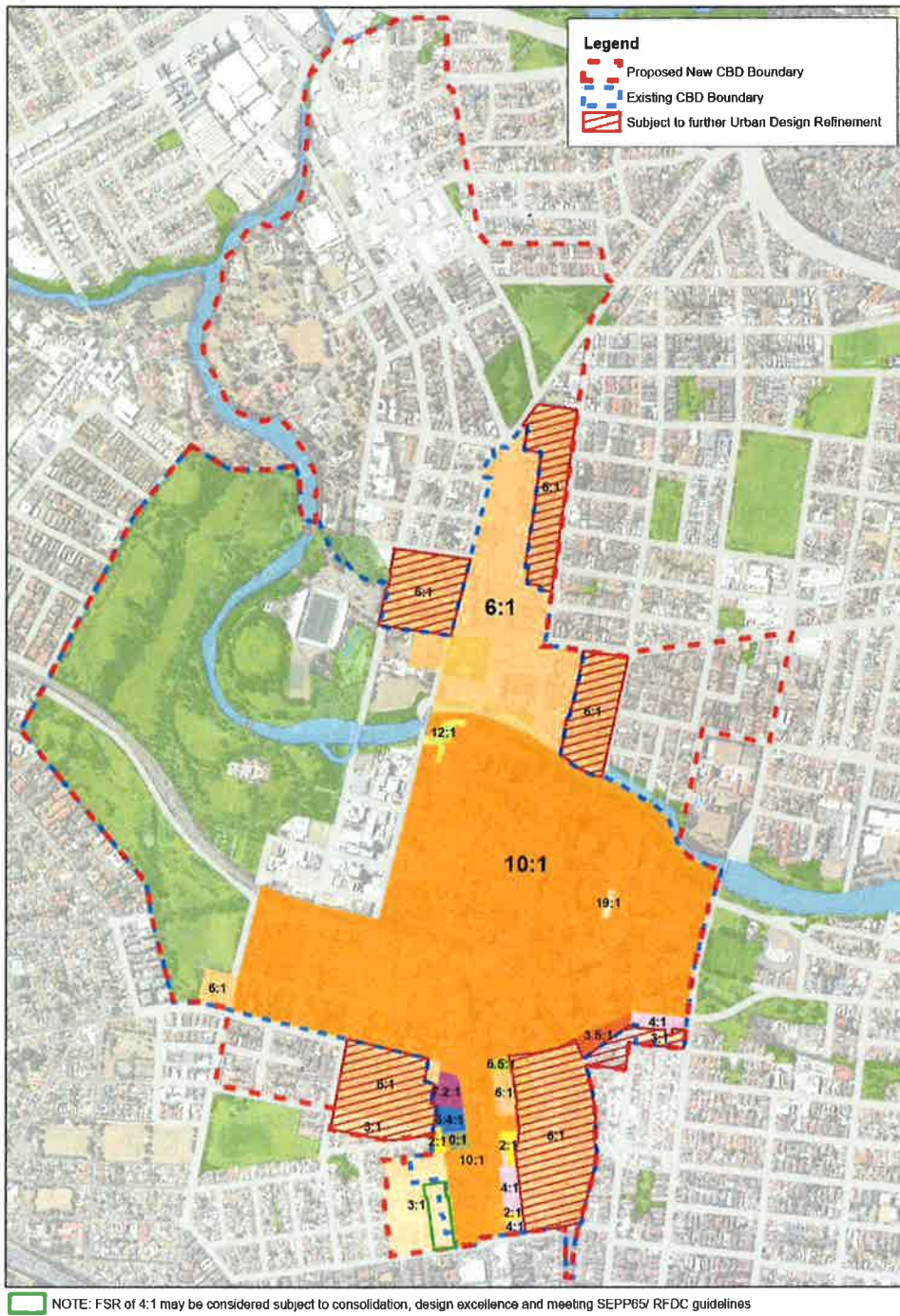


Figure: Proposed Floor Space Ratio (FSR) controls (subject to testing)

A2.2 Subject to urban design testing, only allow FSRs greater than 3:1 (as shown above at A2.1) for those sites that achieve a minimum site area of 1,000 sqm. For sites less than 1,000 sqm, only allow FSRs greater than 3:1 to be achieved where the development demonstrates design excellence and meets all the other design requirements for the site for that form of development. All sites, regardless of size, that are able to demonstrate design excellence through a design competition process, will be eligible to potentially receive an additional bonus FSR of 15% (as per Action A6).

A2.3 Investigate potential sun access controls to key public spaces, based on retaining sun access to a defined portion of nominated open spaces from 12pm – 2pm in midwinter (see figure below).

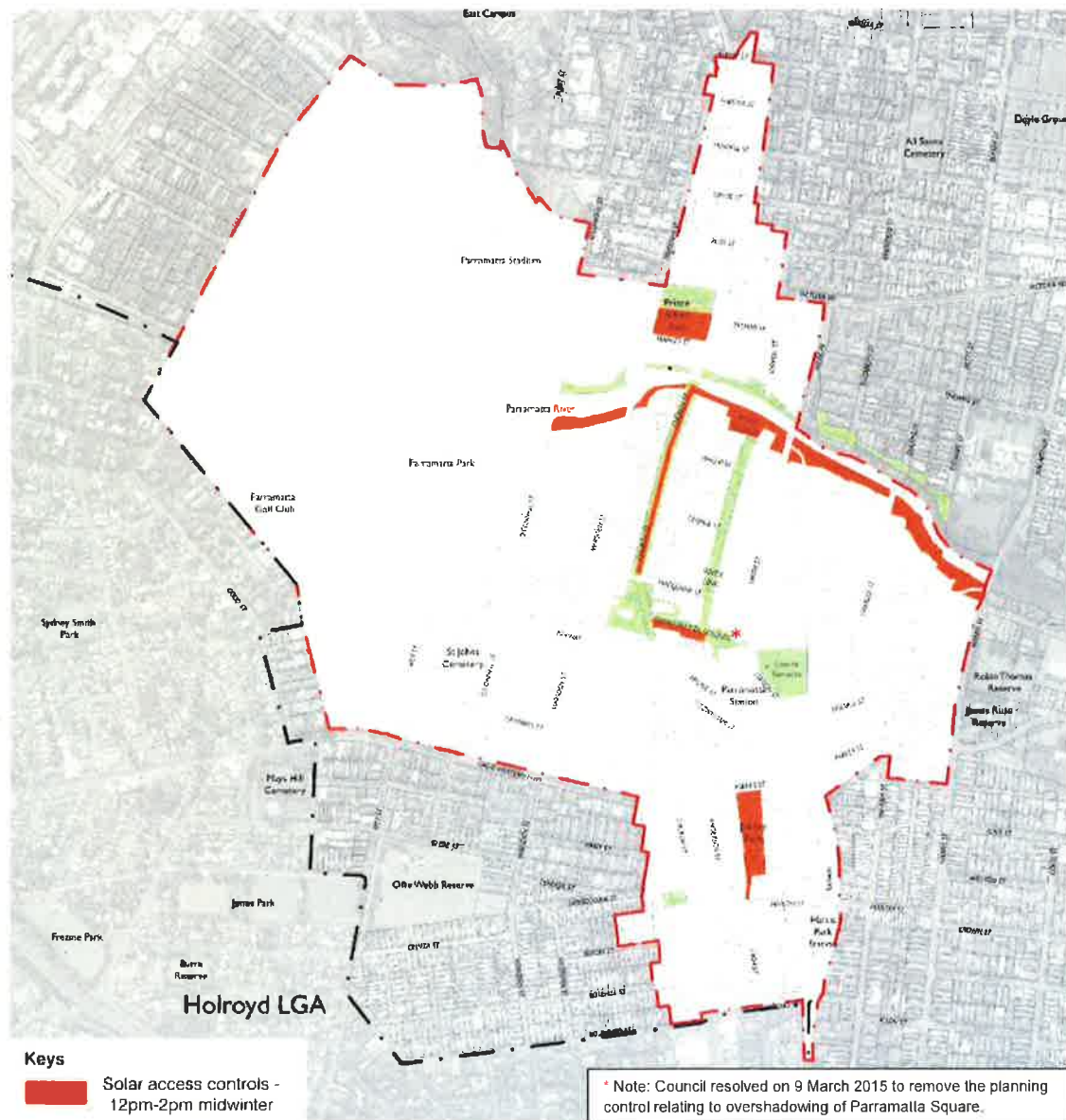


Figure: Proposed solar access controls (subject to testing)

A2.4 Investigate removal of the maximum building height controls for the CBD, other than for the following:

A2.4.1 Potential sun access controls for key public spaces (as noted in Action A2.3 above – specific controls to be developed).

A2.4.2 In the Park Edge highly sensitive area adjacent to World Heritage listed Old Government House, as shown in the figure below.

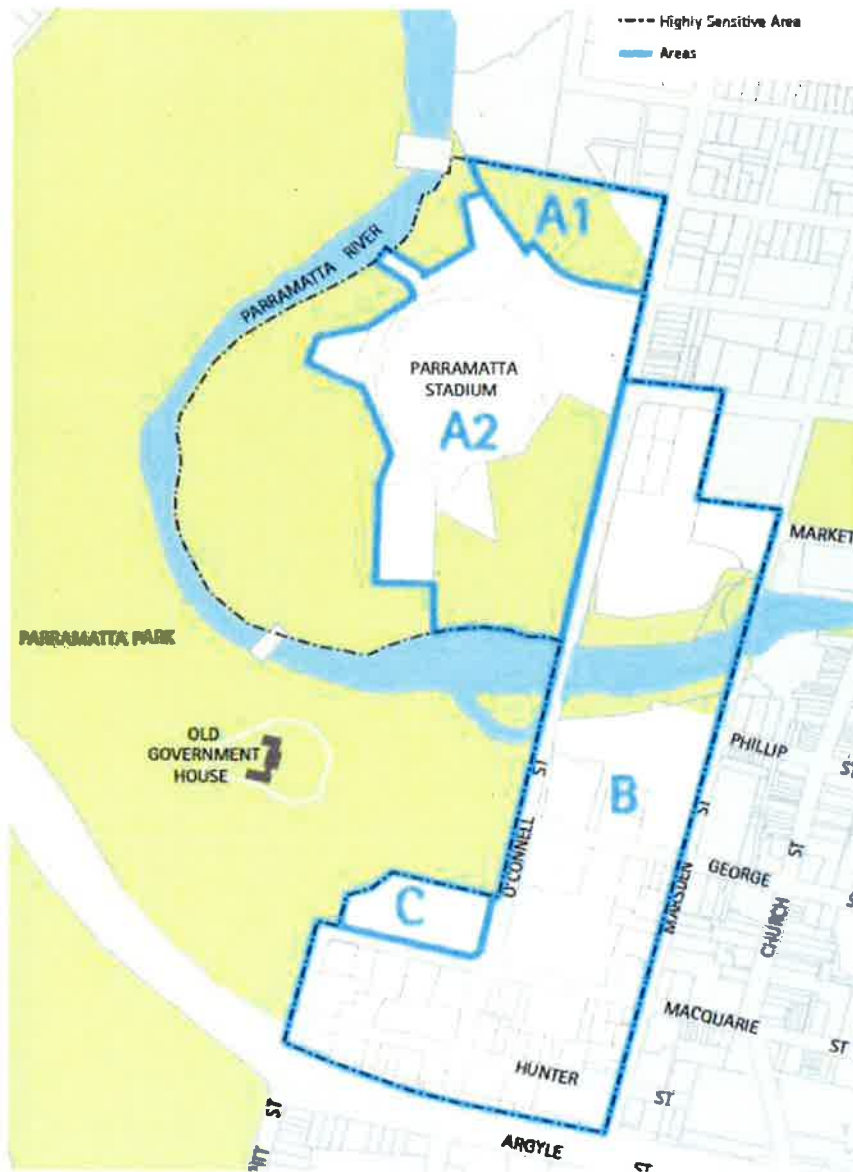


Figure: Park Edge Highly Sensitive Area – existing height restrictions continue to apply

A2.5 Notwithstanding Action A2.4, additional analysis of the implications of completely removing height limits will be undertaken including an assessment on the feasibility of including a clause that informs potential developers that aviation requirements set out in the *Airports (Protection of Airspace) Regulations 1996* may require separate approval for some taller buildings.

### A3 Land Use Mix

A3.1 Investigate the potential to expand the commercial core as shown in the figure below.

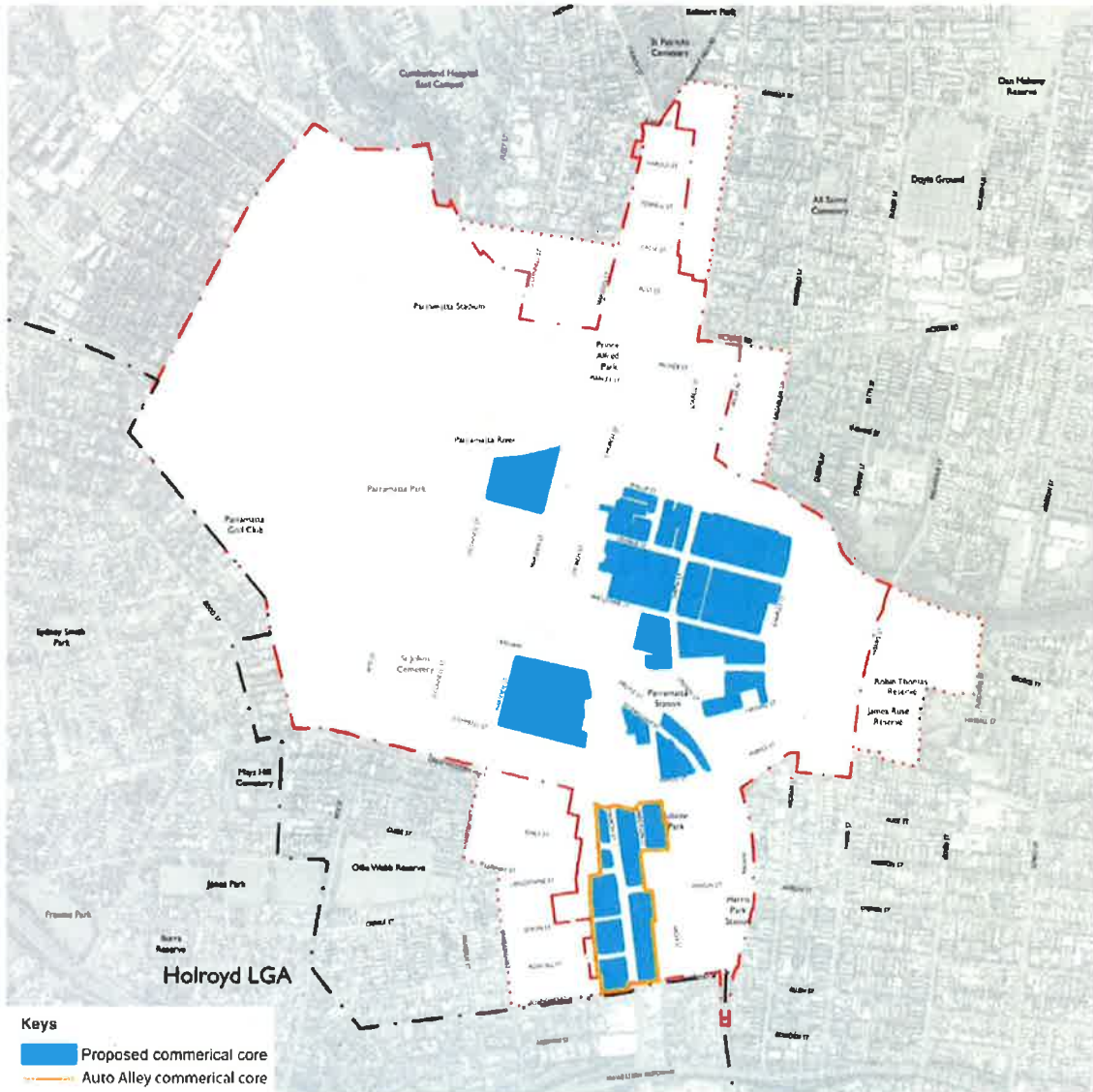


Figure: Proposed commercial core expansion

A3.2 Investigate the potential for residential uses in the commercial core, other than in the Auto Alley precinct (where high density residential will be permitted directly adjacent to the core), subject to the following conditions being met: