

CLAUSE 4.4 FLOOR SPACE RATIO

4.4 Floor space ratio

(1) The objectives of this clause are as follows:

- (a) to ensure development is compatible with the bulk, scale and character of existing and future surrounding development.*
- (b) to provide for a built form that is compatible with the role of town and major centres.*
- (c) to limit residential flat building development that is inconsistent with the demographic profile of the Hills Shire.*

(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.

4.4A Floor space ratio incentive

(1) The objectives of this clause are as follows:

- (a) to ensure the provision of a mix of dwelling types in residential flat buildings, providing housing choice for different demographics, living needs and household budgets.*
- (b) to provide opportunities for suitable housing density that is compatible with the future character of the surrounding area.*
- (c) to promote development that accommodates the needs of larger households, being a likely future residential use.*
- (d) to promote development that does not isolate sites that will contribute to an improved built form outcome.*
- (e) to ensure the provision of quality public domain and improved pedestrian and cycle connections within centres.*
- (f) to facilitate development that is sympathetic to the character of heritage items.*

(2) Despite clause 4.4, development consent may be granted for development that exceeds the floor space ratio shown on the Floor Space Ratio Map but no greater than the floor space ratio shown on the Floor Space Ratio Incentive Map only if:

- (a) no more than 25% of the total number of dwellings (to the nearest whole number of dwellings) forming part of the development are studio or 1 bedroom dwellings, or both, and*
- (b) at least 10% of the total number of dwellings (to the nearest whole number of dwellings) forming part of the development are 3 or more bedroom dwellings, and*
- (c) the development comprises the following:*
 - i. Type 1 apartments—up to 30% of the total number of dwellings (to the nearest whole number of dwellings), and*

- ii. Type 2 apartments—up to 30% of the total number of dwellings (to the nearest whole number of dwellings), and
 - iii. Type 3 apartments, and
- (d) the following minimum number of car parking spaces are provided in the development:
- i. for each 1 bedroom dwelling—1 car parking space, and
 - ii. for each 2 or more bedroom dwelling—1 car parking space, and
 - iii. for every 4 dwellings—1 car parking space, in addition to the car parking spaces required for the individual dwelling, and
- (e) the development in an area identified in the Key Sites Map and shown in Column 1 of the table to this subclause meets the specifications shown opposite the area in Column 2.

Column 1 Area on the <u>Key Sites Map</u>	Column 2 Specifications relating to the Area
Key Site M	The proposed development includes the provision of a vehicular connection through the site connecting Spurway Drive to Maitland Place.

(3) In this clause:

Type 1 apartment means:

- (a) a studio or 1 bedroom apartment with an internal floor area of at least 50m² but less than 65m², or
- (b) a 2 bedroom apartment with an internal floor area of at least 70m² but less than 90m², or
- (c) a 3 or more bedroom apartment with an internal floor area of at least 95m² but less than 120m².

Type 2 apartment means:

- (a) a studio or 1 bedroom apartment with an internal floor area of at least 65m² but less than 75m², or
- (b) a 2 bedroom apartment with an internal floor area of at least 90m² but less than 110m², or
- (c) a 3 or more bedroom apartment with an internal floor area of at least 120m² but less than 135m².

Type 3 apartment means:

- (a) a studio or 1 bedroom apartment with a minimum internal floor area of 75m², or
- (b) a 2 bedroom apartment with a minimum internal floor area of 110m², or
- (c) a 3 or more bedroom apartment with a minimum internal floor area of 135m².

internal floor area does not include the floor area of any balcony.

The Hills DCP means The Hills Development Control Plan as in force at the commencement of this Plan.