

DRAFT LEP WRITTEN INSTRUMENT AMENDMENTS
CASTLE HILL NORTH

4.4A Additional floor space ratio incentive for key sites

1. The objectives of this clause are as follows:
 - (a) to promote development that does not isolate sites that will contribute to an improved built form outcome.
 - (b) to ensure the provision of quality public domain and improved pedestrian and cycle connections within centres.
 - (c) to facilitate development that is sympathetic to the character of heritage items.
2. This clause applies to land identified as Areas G, H, I, J, K and L on the Key Sites Map.
3. Despite clause 4.4 and 7.12, development consent may be granted for development on land to which this clause applies that exceeds the floor space ratio shown on the Floor Space Ratio Incentive Map only if:
 - (a) The development complies with all of the requirements in clause 7.12;
 - (b) The development is for the entire area identified as a Key Site on the Key Sites Map;
 - (c) The maximum floor space ratio, for development on land where the proposed development is permitted, does not exceed the floor space ratio allowed by the Floor Space Ratio Incentive Map by more than 20%; and
 - (d) The development in an area shown in Column 1 of the table to this subclause meets the specifications shown opposite the area in Column 2.

Column 1 <i>Area on the <u>Key Sites Map</u></i>	Column 2 <i>Specifications relating to the Area</i>
Area G	The proposed development includes publicly accessible common open space with a minimum width of 5 metres adjacent to Larool Crescent Reserve east of the site.
Area H	The proposed development includes publicly accessible common open space with a minimum width of 5 metres adjacent to Larool Crescent Reserve west of the site.
Area I	The proposed development includes active frontages to Pennant Street at the ground level as shown in the Hills DCP.
Area J	<p>The proposed development includes a publicly accessible through site pedestrian link to connect Larool Crescent to Les Shore Place.</p> <p>The proposed development includes active frontages to Pennant Street at the ground level as shown in The Hills DCP.</p>

Area K	<p><i>The entire key site is amalgamated to form one development site.</i></p> <p><i>The proposed development incorporates a three storey terrace address along the Larool Crescent and Carramarr Road frontages.</i></p> <p><i>The proposed development includes a publicly accessible through site pedestrian link to connect Barrawarn Place north of the site to Larool Crescent Reserve south of the site.</i></p>
Area L	<p><i>The proposed development provides a sensitive response to the heritage item Garthowen House as established in The Hills DCP.</i></p> <p><i>The proposed development provides a downward transition of height to surrounding sensitive interfaces in particular the heritage item Garthowen House.</i></p>

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

NOTE: Clause 4.4A (Key Site Provision) is draft only and subject to change due to legal drafting.