

**Draft Lane Cove Local Environmental Plan 2009
5 Amendments (9 June 2016)**

Amendment 1

Insert into

Zone R4 High Density Residential Zone land use table

3. Permitted with consent'

- 'Recreation areas'.

Amendment 2

Insert the following into

4.6 Exceptions to development standards

(ca) in relation to land shown as 'St Leonards South' on the Special Provisions Area Map:

- (i) Clauses 4.3 and 4.4, other than to apply clause 6.8;
- (ii) clause 6.8.

Amendment 3

Insert the following into

5.1 Land acquisition within certain zones

After

(2) ...

| Type of land shown on Map | Authority of the State |
|--|-------------------------------|
| Zone R4 High Density Residential and marked "Local road" | Council |

Amendment 4

Insert the following:-

6.8 St Leonards South Area

- 1) This clause applies to the land that is identified as “St Leonards South” on the Special Provisions Area Map.
- 2) The objectives of this clause are as follows:
 - a) to provide for community infrastructure that is commensurate with the planned intensity of development in St Leonards South,
 - b) to support the provision of appropriate community facilities in St Leonards South,
 - c) to support the provision of public open space commensurate with the planned intensity of development in St Leonards South,
 - d) to support the provision of pedestrian networks linking Berry Road and Canberra Avenue in an east-west direction,
 - e) to support the provision of efficient traffic routes in St Leonards South.
- 3) Despite Clauses 4.3 and 4.4, development consent may be granted for the erection of a building on land in an Area referred to in column 1 of the Table below if the site area is equal to or greater than the area shown for the Area in column 2 of the Table and:
 - a) The floor space ratio does not exceed the maximum floor space ratio shown for the Area in Column 3 of the Table; and
 - b) The height does not exceed the maximum height of buildings shown for the Area in Column 4 of the Table on that part of the land identified as “Building Envelope” on the Lane Cove Special Provisions Area Map and otherwise complies with clause 4.3; and
 - c) The consent authority is satisfied that the development provides all of the outcomes shown for the Area in Column 5.

| Column 1 Area identified on <u>Special Provisions Area Map</u> | Column 2 Minimum site area | Column 3 Maximum Floor Space Ratio | Column 4 Maximum Height of Building (only on land identified as “Building Envelope” on <u>Special Provisions Area Map</u>) | Column 5 Outcomes |
|---|---|---|--|---|
| Area 1 | 3,000 m ² | 4:1 | 58m | a.) 900sqm of open space; b.) consistency with part A of the St Leonards South Landscape Master Plan; c.) component of Affordable Housing; and d.) Consolidate into a single lot. |
| Area 2 | 2,000 m ² | 3.7:1 | 46m | a.) 400sqm of open space; b.) consistency with part A of the St Leonards South Landscape Master Plan; c.) component of Affordable Housing; and d.) Consolidate into a single lot. |

| | | | | |
|---------|----------------------|--------|--|---|
| Area 3 | 1,600 m ² | 3.7:1 | 46m | <ul style="list-style-type: none"> a.) component of Affordable Housing; b.) consistency with part A of the St Leonards South Landscape Master Plan; and c.) Consolidate into a single lot. |
| Area 4 | 1,500 m ² | 3.7:1 | 37m | <ul style="list-style-type: none"> a.) component of Affordable Housing; b.) consistency with part A of the St Leonards South Landscape Master Plan; and c.) Consolidate into a single lot. |
| Area 5 | 1,500 m ² | 3.7:1 | 37m | <ul style="list-style-type: none"> a.) A multi-purpose facility of 600 sqm minimum at ground floor level; b.) With direct connection to an outdoor play space of 450sqm; c.) consistency with part A of the St Leonards South Landscape Master Plan; and d.) Consolidate into a single lot. |
| Area 6 | 1,500 m ² | 3.5:1 | 31m | <ul style="list-style-type: none"> a.) component of Affordable Housing; b.) consistency with part A of the St Leonards South Landscape Master Plan; and c.) Consolidate into a single lot. |
| Area 7 | 2,500 m ² | 3:1 | 31m | <ul style="list-style-type: none"> a.) A 15m wide, path linking Canberra Avenue and Holdsworth Avenue; b.) consistency with part A of the St Leonards South Landscape Master Plan; and c.) Consolidate into a single lot. |
| Area 8 | 2,500 m ² | 3:1 | 31m | <ul style="list-style-type: none"> a.) A 15m wide, path linking Canberra Avenue and Holdsworth Avenue; b.) consistency with part A of the St Leonards South Landscape Master Plan; and c.) Consolidate into a single lot. |
| Area 9 | 2,500 m ² | 2.75:1 | As shown on the <u>Height of Buildings Map</u> | <ul style="list-style-type: none"> a.) consistency with part A of the St Leonards South Landscape Master Plan; and b.) Consolidate into a single lot. |
| Area 10 | 1,500 m ² | 2.75:1 | As shown on the <u>Height of Buildings Map</u> | <ul style="list-style-type: none"> a.) consistency with part A of the St Leonards South Landscape Master Plan; and b.) Consolidate into a single lot. |
| Area 11 | 4,000 m ² | 2.75:1 | As shown on the <u>Height of Buildings Map</u> | <ul style="list-style-type: none"> a.) A 6 m wide, path linking Canberra Avenue and Holdsworth Avenue; b.) consistency with part A of the St Leonards South Landscape Master Plan; and c.) Consolidate into a single lot. |
| Area 12 | 2,500 m ² | 3.1:1 | 37m | <ul style="list-style-type: none"> a.) 400sqm of open space; b.) consistency with part A of the St Leonards South Landscape Master Plan; and c.) Consolidate into a single lot. |
| Area 13 | 1,600 m ² | 3:1 | 31m | <ul style="list-style-type: none"> a.) component of Affordable Housing; b.) consistency with part A of the St Leonards South Landscape Master |

| | | | | |
|---------|----------------------|--------|--|---|
| Area 14 | 1,600 m ² | 3.5:1 | 31m | <ul style="list-style-type: none"> c.) Plan; and c.) Consolidate into a single lot. a.) component of Affordable Housing; b.) consistency with part A of the St Leonards South Landscape Master Plan; and |
| Area 15 | 2,000 m ² | 3:1 | 31m | <ul style="list-style-type: none"> c.) Consolidate into a single lot. a.) A 15 m wide, path linking Berry Road and Holdsworth Avenue; b.) consistency with part A of the St Leonards South Landscape Master Plan; and c.) Consolidate into a single lot. |
| Area 16 | 2,500 m ² | 3:1 | 31m | <ul style="list-style-type: none"> a.) A 15 m wide, path linking Berry Road and Holdsworth Avenue; b.) consistency with part A of the St Leonards South Landscape Master Plan; and c.) Consolidate into a single lot. |
| Area 17 | 2,200 m ² | 3.8:1 | 31m | <ul style="list-style-type: none"> a.) A multi-purpose facility of 600 sqm minimum at ground floor level; b.) With direct connection to an outdoor play space of 450sqm; c.) consistency with part A of the St Leonards South Landscape Master Plan; and d.) Consolidate into a single lot. |
| Area 18 | 1,500 m ² | 2.75:1 | As shown on the <u>Height of Buildings Map</u> | <ul style="list-style-type: none"> a.) consistency with part A of the St Leonards South Landscape Master Plan; and b.) Consolidate into a single lot. |
| Area 19 | 1,500 m ² | 2.75:1 | As shown on the <u>Height of Buildings Map</u> | <ul style="list-style-type: none"> a.) consistency with part A of the St Leonards South Landscape Master Plan; and b.) Consolidate into a single lot. |
| Area 20 | 5,200 m ² | 2.75:1 | As shown on the <u>Height of Buildings Map</u> | <ul style="list-style-type: none"> a.) A 6 m wide, path linking Berry Road and Holdsworth Avenue; b.) consistency with part A of the St Leonards South Landscape Master Plan; and c.) Consolidate into a single lot. |
| Area 21 | 4,500 m ² | 2.75:1 | 31m | <ul style="list-style-type: none"> a.) consistency with part A of the St Leonards South Landscape Master Plan; and b.) Consolidate into a single lot. |
| Area 22 | 4,200 m ² | 2.75:1 | 31m | <ul style="list-style-type: none"> a.) consistency with part A of the St Leonards South Landscape Master Plan; and b.) Consolidate into a single lot. |
| Area 23 | 6,400 m ² | 2.75:1 | As shown on the <u>Height of Buildings Map</u> | <ul style="list-style-type: none"> a.) consistency with part A of the St Leonards South Landscape Master Plan; and b.) Consolidate into a single lot. |

4) A consent authority must not consent to development on land to which this clause applies that is identified on the Special Provisions Map as “Green Spines” unless conditions are

imposed by the consent authority to the effect that a right of foot way and public positive covenant will be registered, before the date of issue of the occupation certificate, against the title of the property on which development is to be carried out, in accordance with section 88E of the Conveyancing Act 1919, that will ensure that:

- a) The Council for the Area has a right of foot way over the land comprised within the “Green Spines” that authorises the Council and every person authorised by the Council, to go, pass and repass on foot at all times and for all purposes, without motor vehicles to and from the land comprised within the “Green Spines” or any such part thereof; and
 - b) The land comprised within the “Green Spines” is maintained, repaired and insured by the landowners in a manner consistent with the St Leonards South Landscape Master Plan.
- 5) The consent authority may, when granting development consent to development on land to which this clause applies, impose a condition requiring a contribution equivalent to the affordable housing levy contribution shown within the Lane Cove Section 94 Contributions Plan.

Amendment 5

Insert the following into Dictionary:-

- **Special Provisions Area Map** means the Lane Cove Local Environmental Plan 2009 Special Provisions Area Map.

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