

Attachment 7

DRAFT AMENDMENTS TO WLEP 2012**Written Instrument****1. Clause 4.4A Exceptions to floor space ratio**Delete:

- "(14) Development consent must not be granted for shop top housing on land in Zone B4 Mixed Use if—
- (a) for land bounded by Victoria Avenue, Hercules Street, Oscar Street and Albert Avenue, Chatswood—the floor space ratio for the housing will exceed 1.25:1, or
 - (b) for all other land in that zone—the floor space ratio for the housing will exceed 1:1. "

Replace with:

- "(14) Minimum non-residential floor space in the Mixed Use Zone
- Land zoned B4 Mixed Use is to contain a minimum non-residential floor space component. This is calculated at 17% of FSR as indicated on the Floor Space Ratio Map."

2. Clause 5.6 Architectural roof featuresDelete**3. Clause 6.7 Active street frontages:**Amend (5) to read:

- "(5) In this clause, a building has an active street frontage if:
- (a) In the Zone B3 Commercial Core, all premises on the ground floor of the building facing the street are used for the purposes of business premises or retail premises.
 - (b) In the Zone B1 Neighbourhood Business, B2 Local Centre, B4 Mixed Use, B5 Business Development and B7 Business Park, all premises on the ground floor of the building facing the street are used for the purposes of commercial premises."

4. Clause 6.8 Affordable housing

- "(7) In this clause—

accountable total floor space means the following-

- (a) or development on land identified as "Area 3" on the Special Provisions Area Map—the gross floor area of the residential component of the development, excluding the residential floor space of the development that is used for affordable housing,"

Replace with:

"(7) In this clause—
accountable total floor space means the following-

- (a) If in Area 3 or Area 8 on the Special Provisions Area Map, the gross floor space of the residential component of the development to which the development application relates, including any residential floor area of the building that is used for affordable housing purposes."

5. 6.12 Size of shops in Zone B3 and Zone B4 in Chatswood

Delete

6. 6.23 Design excellence at certain sites at Willoughby

Amend (2) to read:

- "(2) This clause applies to development involving the erection of a new building or external alterations to an existing building on land identified as "Area 8" and "Area 12" on the Special Provisions Area Map."

Remainder unchanged.

7. Schedule 1 Additional permitted uses

Add:

"75 Use of certain B4 land in Chatswood

- (1) This clause applies to land zoned B4 in the Chatswood CBD.
- (2) Development for the purpose of residential flat building is permitted with development consent if the consent authority is satisfied that:
 - (a) the ground level is used for non-residential purposes and
 - (b) A minimum of 17% of the total FSR is provided for non-residential purposes and
 - (c) No residential dwelling is located at the ground floor."











