

AMENDMENTS TO THE WILLOUGHBY LOCAL ENVIRONMENTAL PLAN 2012

In response to the Planning Proposal, the following written and map amendments to *Willoughby Local Environmental Plan 2012* are proposed to include:

- (a) Amend Clause 4.3A Exceptions to height of buildings to the following:
 - (9) The maximum height of building of multi dwelling housing at 92-96 Victoria Avenue North Willoughby identified as Area 4 on the height of building map is not to exceed 10 metres.
 - (b) Amend Clause 4.4A Exceptions to floor space ratio to the following:
 - (25) Despite Clause (1), the maximum floor space ratio of multi dwelling housing at 92-96 Victoria Avenue North Willoughby identified as Area 21 on the floor space ratio map is not to exceed 1:1.
 - (c) Amend Clause 6.10 Minimum lot sizes for certain residential accommodation to insert the following:
 - (6) Despite subclause (2), development consent may be granted to development for the purposes of multi dwelling housing on a lot in an area identified as “Area 15” on the Special Provisions Area Map if the lot size is at least 2,500 square metres.
 - (d) Amend LEP Height of Buildings (HOB) Map to nominate the site as “Area 4” and allow for a maximum height of building of 10 metres for multi dwelling housing on the site;
 - (e) Amend LEP Floor Space Ratio (FSR) Map to nominate the site as “Area 21” and allow for a maximum FSR of 1:1 for multi dwelling housing on the site;
 - (f) Amend the LEP Lot Size (LSZ) Map to remove lot size controls from the subject site.
 - (g) Amend the LEP Special Provisions Area (SPA) Map to include the site in Area 9 (Clause 6.8 Affordable Housing) and Area 15 (Clause 6.10 Minimum Lot Sizes).
 - (h) Amendment of Schedule 1 Additional permitted uses to allow for multi dwelling housing on the site:
 - (75) Use of certain land at 92-96 Victoria Avenue North Willoughby
- (1) This clause applies to certain land at 92-96 Victoria Avenue North Willoughby, being Lots 5, 6 and 7 in DP 809.
 - (2) Development for the purposes of multi dwelling housing is permitted with development consent.