

ATTACHMENT 6

Written Amendments to *Willoughby Local Environmental Plan 2012*

- a) To add Clause 5.6 'Architectural roof features', (2A) as follows:
- "(2A) Despite subclause (2), development within Area 8 on the Special Provisions Area Map may only be carried out in accordance with the maximum height of Clause 4.3."
- b) To amend Clause 6.8 (2) to include "Area 3 or Area 8 or Area 9" on the Special Provisions Area Map.
- c) To amend Clause 6.10 "Minimum lot sizes for attached dwellings, dual occupancies, multi dwelling housing, residential flat buildings and secondary dwellings" in part to the following:

6.10 Minimum lot sizes for attached dwellings, dual occupancies, secondary dwellings, multi dwelling housing, residential flat buildings and Shop top housing

- (1) The objectives of this clause are:

- (a) to achieve planned residential density in certain zones by:

enabling development sites to be of sufficient size to provide adequate area for drainage, landscaping, and separation between buildings for privacy and solar and vehicular access, and reducing the instances of isolated lots being left with reduced development potential, and

- (b) to increase the efficiency and safety of the road network by minimising the number of driveway crossings.

- (2) Development consent may be granted to development for a purpose shown in Column 1 of the Table to this subclause on a lot in a zone shown in Column 2 of that Table opposite that purpose, if the area of the lot is equal to or greater than the area specified for that purpose and shown in Column 3 of that Table.

Column 1	Column 2	Column 3
Shop top housing	B4 Mixed use	1,200 square metres

The remainder of this clause is unchanged.

- d) To amend Clause 6.23 (2) to include "Area 8" or "Area 12" on the Special Provisions Area Map.
- e) To add Clause 6.24 as follows:

6.24 Minimum commercial floor space within the Mixed Use zone Land zoned B4 Mixed Use is to contain a minimum commercial floor space component of 1:1 if located within Area 8 on the Special Provisions Area Map.