**ATTACHMENT 6: PROPOSED AMENDMENTS TO WILLOUGHBY LOCAL ENVIRONMENTAL PLAN 2012**

1. **Insert the following at Clause *4.3A Exceptions to height of buildings*:**

 **(9) The height of any building at 100 Edinburgh Road, Castlecrag being Lot 11, DP 611594 and Lot 1, DP 43691 identified as Area 4 on the height of building map shall not exceed AHD 97.490. For the purposes of this clause, the height of building does not include the following elements:**

**(a) any balustrade which is less than 1.2m height,**

**(b) any lift tower allowing disabled access to communal areas on the building roof and access to the lift, not to exceed 4.5m above the roof finished floor level,**

**(c) any stair enclosure allowing access to the roof, not to exceed 3.5m above the roof finished floor level,**

**(d) any services installations which are less than 2m in height including but not limited to air conditioning, solar panels, skylights,**

**(e) any communal facilities such as barbeques, seating and tables, planter boxes,**

**(f) disabled facilities such as toilets, not to exceed 3.5m above the roof finished floor level.**

1. **Insert the following at Clause *4.4A Exceptions to floor space ratio*:**

**(25) The floor space ratio of any building on the land at 100 Edinburgh Road identified as Area 21 on the floor space ratio map shall not exceed 1.8:1 of which not more than 1.6:1 shall be above the level of Edinburgh Road.**

1. **Insert the following at *Schedule 1 Additional permitted uses*:**

**75 Use of certain land at 100 Edinburgh Road, Castlecrag**

**(1) This clause applies to land at 100 Edinburgh Road, Castlecrag, being Lot 11, DP 611594 and Lot 1, DP 43691.**

**(2) Development for the purpose of residential flat building is permitted with development consent if the consent authority is satisfied that:**

**(a) Those uses at ground level facing Edinburgh Road are used for non-residential purposes and**

**(b) A minimum of 20% of the total FSR is provided for non-residential**

**purposes.**

1. **Amend LEP Height of Buildings (HOB) Map to nominate the site as “Area 4” and allow for a maximum height of building described at *Clause 4.3A Exceptions to height of buildings* sub-clause (9) on the site;**
2. **Amend LEP Floor Space Ratio (FSR) Map to nominate the site as “Area 21” and allow for a maximum FSR described at *Clause 4.4A Exceptions to floor space ratio* sub-clause (25) on the site;**
3. **To amend the Special Provisions Area Map (Sheet SPA\_007) to show 100 Edinburgh Road, Castlecrag, as Area 9 (Clause 6.8 Affordable Housing applies), and Area 12 (Clause 6.23 Design Excellence applies).**