

ATTACHMENT 6: PROPOSED AMENDMENTS TO WILLOUGHBY LOCAL ENVIRONMENTAL PLAN 2012

- a) Insert the following at *Clause 4.3A Exceptions to height of buildings*:
 - (9) The height of any building at Lot 11, DP 611594 100 Edinburgh Road, Castlecrag being 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.
- b) Insert the following at *Clause 4.4A Exceptions to floor space ratio*:
 - (25) The floor space ratio of any building on the land at Lot 11, DP 611594 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.
- c) 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 Lot 11, DP 611594 100 Edinburgh Road, Castlecrag.
 - (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.
- d) 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;
- e) 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;

- f) To amend the Special Provisions Area Map (Sheet SPA_007) to show Lot 11, DP 611594 100 Edinburgh Road, Castlecrag, as Area 9 (Clause 6.8 Affordable Housing applies), and Area 12 (Clause 6.23 Design Excellence applies).**