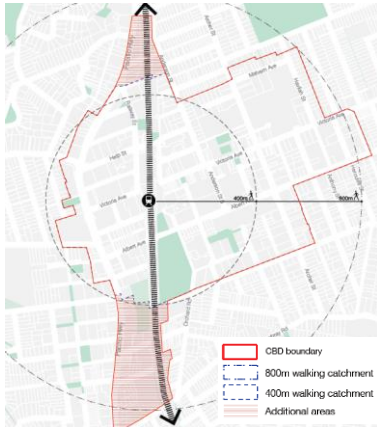
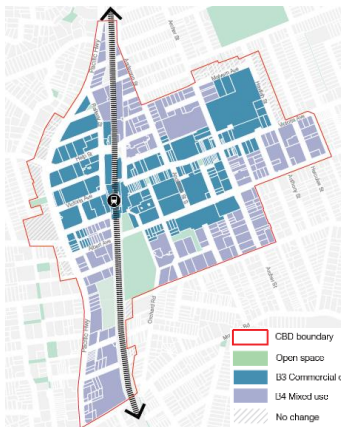
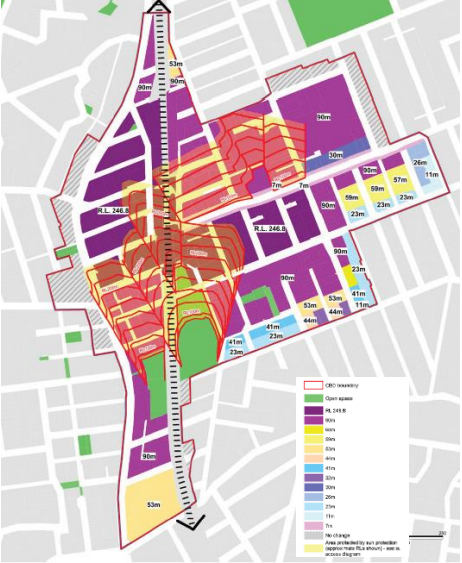
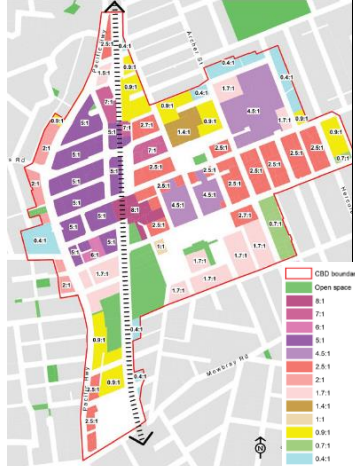
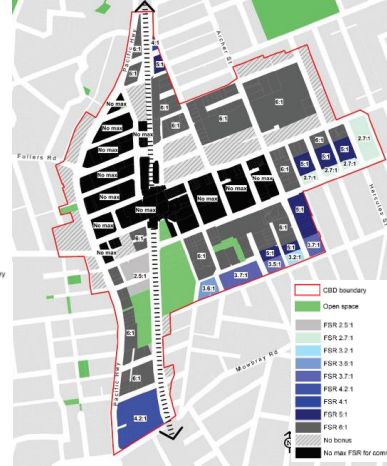



Attachment Q – Detailed Explanation of Provisions

Proposed amendment	Explanation of amendment/clause	
1. Implementation of the Chatswood CBD Planning and Urban Design Strategy 2036	<p>Changes to the planning controls align with the Chatswood CBD Planning and Urban Design Strategy 2036 (Attachment F3).</p> <p>The aim of the CBD Strategy is to promote employment and protect the core of Chatswood, providing the opportunity for high density residential development surrounding the core in an expanded CBD area.</p> <p>The CBD Strategy will accommodate future growth and development be required to achieve a high level of design excellence. The amendments translate the strategy recommendations into planning controls to help achieve the vision for a competitive, vibrant and accessible Chatswood CBD.</p> <p>The existing and proposed planning controls for every lot can be accessed on the planning portal.</p>	
	 <p>Figure 1: Expanded Chatswood CBD (source: Council)</p>	 <p>Figure 2: Recommended zoning (source: Council)</p>
	The proposed controls are summarised below.	
Chatswood CBD Controls	Current	Proposed
(i) Zone	B3 Commercial Core B4 Mixed Use B5 Business Development R3 Medium Density Residential R4 High Density Residential	<p>The Chatswood CBD zones will be consolidated into a:</p> <p>B3 Commercial Core B4 Mixed Use</p> <p>Under the Employment zones reform these zones are:</p> <p>E2 Commercial Core MU1 Mixed Use</p>
Chatswood CBD Controls	Current	Proposed

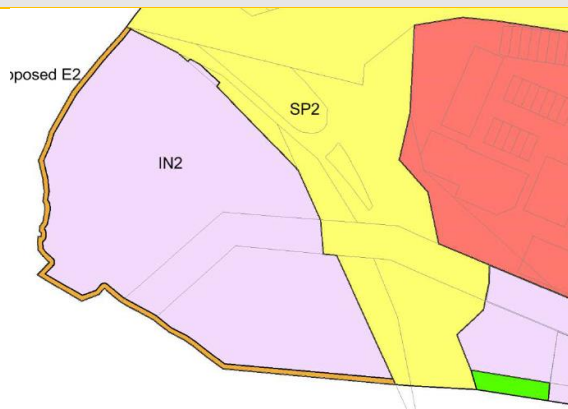
Proposed amendment	Explanation of amendment/clause	
(ii) Height of buildings	<p>Current heights up to maximum of 60-90m in current B3 Commercial Core zone. Maximum heights are also indicated in RL in B3 Commercial Core.</p> <p>Heights range from 8m to 34 m in other zones within current CBD area and the proposed expanded area CBD area.</p>	<p>Proposed heights in the Chatswood CBD are nominated up to 90m in the B4 Mixed Use zones. Increased heights in B3 Commercial Core based on RLs (to max RL246.8) (Figure 3).</p> <p>Maximum building heights proposed under the Chatswood CBD Strategy are subject to the airspace limits (PANS OPS plane) except as reduced to meet the sun access protection planes as indicated by the maps. Individual sites are detailed in the planning proposal indicating height.</p> <p>Street wall heights are included on the height maps indicating 7m street wall heights along Victoria Avenue for 6m of building.</p>  <p>Figure 3: Recommended HOB controls (source: Council)</p>
(ii) Floor space ratio	<p>Current FSR in the Chatswood CBD area ranges from 0.4:1 to 8:1. Existing B3 commercial core is predominately 5:1 with lower FSRs of 0.4:1 to 4.5:1 in the surrounding zones (Figure 4).</p>	<p>A range of FSR maximums in the B4 zone from 2.5:1 to 6:1. No maximum FSR in the B3 zone for some commercial development (Figure 5).</p> <p>Individual sites are detailed in the planning proposal indicating FSR.</p> <p>Deletion of Area 8, 9, 11, 14 from Floor Space Ratio map as strategy provides updated controls for CBD.</p>

Proposed amendment	Explanation of amendment/clause
	<div style="display: flex; justify-content: space-around;">   </div> <p>Figure 4: Existing FSR controls (source: Council)</p> <p>Figure 5: Recommended FSR controls (source: Council)</p>
(iv) Minimum non-residential floor space in the mixed use zone	<p>Introduce a new provision that Land zoned B4 Mixed Use is to contain a minimum non-residential floor space component. The specified 1:1 FSR in the strategy equates to 17% of FSR. This is supported by SGS Planning advice for unrestricted commercial in B3 zone and 17% in B4 zone. The Department notes that the 1:1 equates to 17% where the overall FSR is 6:1.</p>
(v) Minimum lot size	<p>Site amalgamation is encouraged through minimum lot size requirements. The plan proposes to introduce minimum lot sizes for commercial and mixed use development in the Chatswood CBD:</p> <ul style="list-style-type: none"> B3 Commercial Core 1,800 square metres B4 Mixed Use 1,200 square metres <p>This is to enable the development site to:</p> <ul style="list-style-type: none"> (i) be of sufficient size to provide for adequate drainage, landscaping and separation between buildings; (ii) ensure that adequate provision is made for privacy and solar access; and (iii) Reduce the instances of isolated lots being left with reduced development potential.
(vi) Sun access protection	<p>Ensure development will not result in additional overshadowing during mid-winter between 12 noon and 2pm of:</p> <ul style="list-style-type: none"> a) Victoria Avenue (between interchange and Archer St) b) Concourse Open Space c) Garden of Remembrance d) Tennis and croquet club e) Chatswood Oval 11am - 2pm (which in turn also protects Chatswood Park) <p>Heights adjoining the South Chatswood Conservation Area will provide for a minimum 3 hours solar access between 9am and 3pm mid-winter.</p> <p>The clause will protect certain key public spaces in Chatswood CBD from excessive overshadowing and protect properties in South Chatswood Conservation Area from a reduction in solar access.</p>

Proposed amendment	Explanation of amendment/clause
(vii) Active street frontages	<p>To update the Active Street frontage (clause 6.7) to change the reference to an active street frontage to refer to:</p> <ul style="list-style-type: none"> B3 Commercial Core zone, all premises on the ground floor of the building facing the street are used for the purposes of <i>business premises or retail premises</i>. 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 <i>non-residential premises</i>.
(viii) Land Use Table	<p>Deletes serviced apartments as a permissible use in the B3 Commercial Core zone and included as prohibited land use.</p> <p>Includes additional objectives into the B3 Commercial Core Zone related to Eastern Economic Corridor, North District Plan and St Leonards.</p>
(ix) Architectural Roof features (clause 5.6)	<p>The clause only currently applies in the Chatswood CBD areas and is proposed to be removed from the plan, as it is superseded by maximum height under the Chatswood CBD Strategy. There are no buildings that would be able to achieve 60m or more other than in the CBD.</p> <p>The objectives of this clause are:</p> <ul style="list-style-type: none"> (a) to encourage innovative and high quality architectural design for buildings with a height of 60 metres or more, (b) to reinforce the distinctive skyline profile of the city centre of Chatswood when viewed from other parts of Sydney.
(x) Removal of Additional Permitted uses in Chatswood CBD area – Schedule 1	<p>Removal of additional permitted uses are proposed as the controls proposed to be implemented based on the Chatswood CBD Strategy will remove and supersede them. Pacific Highway and Thomas St Chatswood – superseded by CBD Strategy controls.</p> <ul style="list-style-type: none"> 28 Archer St additional permitted use for attached dwellings and multi-unit dwellings not needed as site to be rezoned to B4 Mixed Use. Cambridge Lane additional permitted use for business and office premises not required as site to be rezoned B4 Mixed Use. Certain land at Victoria Ave (B3 zoned land) additional permitted use for shop top housing to be removed consistent with the Chatswood CBD Strategy (& delete corresponding Area 5 on Special Provisions Map). Certain land in Chatswood CBD in B3 with additional permitted use for shop top housing for specific sites to be deleted.
(xi) Strata Subdivision in B3 zone	<p>Update Area 1 of Minimum Lot size map to include expanded B3 Commercial Core zone sites to limit strata subdivision, delete associated clause allowing strata subdivision of shop top housing.</p>
(xii) Site specific provisions	<p>Remove provision for size of shops in Zone B3 and B4 in Chatswood as Strategy supersedes this clause. This clause currently requires maximum GFA of a shop not to exceed 100m².</p> <p>Additional clause for Certain B4 Land in Chatswood for ground level for non-residential purpose, 17% minimum FSR provided for non-residential purposes, no residential dwelling is located at the ground floor.</p>
2. Implementation	<p>Changes to the planning controls align with the St Leonards Crows Nest 2036 Plan for land in the LGA .</p>

Proposed amendment	Explanation of amendment/clause	
of the St Leonards and Crows Nest 2036 Plan	<p>Site specific controls are consistent with the SLCN 2036 Plan for the following sites which are included in the recommended areas for change to planning controls:</p> <ul style="list-style-type: none"> 207 Pacific Highway, St Leonards 2-10 Chandos Street, St Leonards 110-120 Christie Street, St Leonards 7-13 Herbert Street, St Leonards Removes 201-205 Pacific Highway (Forum site) from clause 4.4A Exceptions to Floor Space Ratio subclause (10) as the development is complete (Note: this site has no proposed changes as a result of the SLCN Plan). 	
St Leonards Crows Nest Controls	Current	Proposed
<ul style="list-style-type: none"> 207 Pacific Highway, St Leonards 	HOB 15.5m/24m/38.5m FSR 3:1	HOB 77m (25 storeys) FSR 10.1 (10:1 with non-residential)
<ul style="list-style-type: none"> 2-10 Chandos Street, St Leonards 	HOB 26m FSR 3:1	HOB 41m (13 storeys) FSR 4.5:1 (4.5:1 non-residential)
<ul style="list-style-type: none"> 110-120 Christie Street, St Leonards 	HOB 14m FSR 1.5:1	HOB 20m (6 storeys) FSR 3:1 (3:1 non-residential)
<ul style="list-style-type: none"> 7-13 Herbert Street, St Leonards 	HOB (including exceptions to building height under 'Area 2')	Delete 'Area 2' (exceptions to height) and include these heights in the HOB map Delete 'Area 4' (exception to FSR) and include this FSR on FSR map

Proposed amendment	Explanation of amendment/clause	
	<ul style="list-style-type: none"> ○ RL 98 ○ RL 130 ○ RL 140 <p>FSR 3:1, but up to 4:1 with exception to FSR under 'Area 4'</p>	
3. Implementation of the Willoughby Industrial Lands Strategy	<p>Changes to the planning controls align with the Willoughby Industrial Lands Strategy.</p> <p>There are three industrial areas in the Willoughby LGA – Artarmon, East Chatswood and Lane Cove North.</p> <p>The recommendations from the Industrial Strategy are included in this planning proposal. These are primarily focussed on strengthening and protecting industrial uses and include:</p> <ul style="list-style-type: none"> • new objectives, • changes to permitted uses in the land use table; • increase the FSR from 1.5:1 to 2:1 in IN2 zoned areas for sites greater than 1,000 sqm. 	
Industrial Lands Controls	Proposed	
(i) Aims and Objectives	<ul style="list-style-type: none"> • Add 'retain and manage industrial land' in aims of plan. • Update the objectives of the IN1 General Industrial and IN2 Light Industrial zones to include reference to the Eastern Economic Corridor. 	
(ii) Land Use Table	<ul style="list-style-type: none"> • Prohibit centre-based child care facilities in the IN1 and IN2 zones. 	
(iii) Floor space ratio	<ul style="list-style-type: none"> • Increase FSR from 1.5 to 2:1 in IN2 Light Industrial zone greater than 1,000m² in East Chatswood and Artarmon. The Strategy also applies this change to Lane Cove North. 	
(iv) Additional Permitted Uses	<ul style="list-style-type: none"> • In East Chatswood and Roseville IN2 zone: <ul style="list-style-type: none"> ○ add 'pet daycare' as a new defined land use and local clause; ○ remove 'garden centres' and 'hardware and building supplies' as additional permitted uses and these uses have been added to SI LEP as permitted uses in IN2 zone. 	
(v) Foreshore Land at Lane Cove North Industrial Area	<p>The planning proposal proposes to create a foreshore link at 168-170 Epping Road by rezoning a strip of land along the foreshore from IN2 to E2 Environmental Conservation.</p>	

Proposed amendment	Explanation of amendment/clause																			
	<div><div></div><div>168-170 Epping Road, Lane Cove (Source – Planning proposal)</div></div>																			
4. Implementation of the Willoughby Local Centres Strategy	<p>The Local Centres Strategy recommends changes to the planning controls for 7 local centres, consistent with the North District Plan, LSPS and LHS. The Local Centres Strategy looked at the function and character of the local centres in Willoughby having regard to opportunities for growth in housing and jobs.</p> <p>Changes to the planning controls (pages 46-63) in line with the recommendations Willoughby Local Centres Strategy (Attachment J). Proposed changes to maximum height, FSR and location specific controls for the following centres: Artarmon, Castlecrag, North Willoughby, Naremburn, Northbridge, Penshurst Street, Willoughby South (Figure 2).</p>																			
Local Centres Strategy Controls	Proposed																			
(i) Zones	Adds additional objectives to B1 and B2 zones to reflect Local Centres Strategy, which encourage employment in walking distance to dwellings, maintaining active street frontages at street level, and ensuring good urban design.																			
(ii) Land zoning, Height of buildings and FSR	<div><p>Various changes to Height of Buildings and FSRs.</p><p>In summary, the ranges in heights and FSRs for local centres are:</p><table><tr><th rowspan="2">Local Centre</th><th colspan="2">Summary Height of Buildings (range)*</th><th colspan="2">Summary FSR (range)*</th></tr><tr><th>Existing</th><th>Proposed</th><th>Existing</th><th>Proposed</th></tr><tr><td>Artarmon</td><td>8-14m</td><td>17/20m</td><td>2:1</td><td>3:1</td></tr><tr><td>Naremburn</td><td>11/12m</td><td>14/20m</td><td>0.9:1/1.5:1</td><td>1.1:1/1.9:1</td></tr></table></div>	Local Centre	Summary Height of Buildings (range)*		Summary FSR (range)*		Existing	Proposed	Existing	Proposed	Artarmon	8-14m	17/20m	2:1	3:1	Naremburn	11/12m	14/20m	0.9:1/1.5:1	1.1:1/1.9:1
Local Centre	Summary Height of Buildings (range)*		Summary FSR (range)*																	
	Existing	Proposed	Existing	Proposed																
Artarmon	8-14m	17/20m	2:1	3:1																
Naremburn	11/12m	14/20m	0.9:1/1.5:1	1.1:1/1.9:1																

Proposed amendment	Explanation of amendment/clause				
	North Willoughby by Victoria Ave	11/12 m 12/14 m	17m 20/25 m	09:1/1.5:1 0.9:1	2:1/2.8:1 2:1:1
	Penshurst St	14/15.5m	17m/20m	1.5:1/2:1	2:1:1/2.8:1
	Northbridge	9m	16m	0.5:1/0.7:1	1.1:1/2.5:1
	Willoughby South	11/14 m	14/17 m	1.5:1	2:1
	Castlecrag	9m	9-11m	1:1	1:1/1.6:1
<p>*Note: these provide a summary range for each local centre (site specific controls are in the planning proposal)</p> <p>Northbridge – rezones land from B2 to R4; and B2 to R3</p> <p>Naremburn – rezones land from R3 to B1</p> <p>North Willoughby – rezones land from R3 to B2; Rezones land at 316 Penshurst from R3 to RE1 and adds to the LRA map.</p>					
(iv) Additional local provisions for sites	<ul style="list-style-type: none"> Active Street frontages Minimum non-residential controls Increased height and FSR for certain amalgamated sites Height incentive for additional storey if 2 storeys are used for commercial purposes to height of 17m (134-160 & 159-177 Sailors Bay Road) FSR incentive may exceed 2:1 if site area exceeds 1,500 sqm (Willoughby South 481-515 Willoughby Road, 60 Frenchs Road & 1 Prentice Lane) 				
(vi) Reclassification of council land	<p>Northbridge Local Centre- Includes Eastern Valley Way Northbridge in Part 2 of Schedule 4 to reclassify to operational land and discharge interests as a recommendation of the Local Centres Strategy (Attachment J).</p> <p>Council's land is proposed to be rezoned from B2 Local Centre to part R3 Medium Density Residential and part R4 High Density Residential. This will enable development of up to 3-5 storeys with underground carparking and increased public open space.</p> <p>Reclassification to discharge interests of a statutory trust which limits the land to the public purpose of parking and baby health centre, will require the approval of the Governor.</p> <p>The reclassification of land is discussed further in section 5.3.</p>				
5. Rezoning of certain school sites to SP2 Infrastructure	<ul style="list-style-type: none"> St Thomas Primary School 2 Horsley Avenue (corner High Street), Willoughby North Naremburn School 250 Willoughby Road, Naremburn Willoughby Girls High School 151 Mowbray Road, Willoughby 				

Proposed amendment	Explanation of amendment/clause																										
(Educational Establishment)	<ul style="list-style-type: none"> Willoughby Public School Oakville Road, Willoughby Artarmon Public School 1 Abbott Road, Artarmon Chatswood Public School 5 Centennial Avenue, Chatswood Castle Cove Public School Holly Street, Castel Cove Northbridge Public School Sailors Bay Road, Northbridge Glenaeon Rudolf Steiner School 5 Glenroy Avenue, Middle Cove Shore Preparatory School Sailors Bay Road, Northbridge Mowbray Public School 635 Mowbray Road West Lane Cove North St Philip Neri School 65-71 Baringa Road, Northbridge Glenaeon Rudolf Steiner School 121 Edinburgh Road, Castlecrag 																										
6. Changes to align to Low Rise Housing Diversity Code as part of the SEPP (Exempt and Complying Development Codes) 2008 (Codes SEPP) Amendments clause 6.10 minimum lot size for dwelling house, dual occupancies	<p>A comprehensive outline is provided in section 5.</p> <p>Changes to the R2 Low Density Residential zone include:</p> <ul style="list-style-type: none"> Add 'secondary dwellings' as permitted with consent. remove the FSR controls (not in a heritage conservation area) and replace with a gross floor area (GFA) control. introduce landscaping requirements including a new LEP map. allow subdivision of dual occupancies at any time. stipulates the configuration of the dwellings on the site. <p>Changes to the R3 Medium Density Residential zone include:</p> <ul style="list-style-type: none"> Add 'Manor Houses' to the land use table as permitted with consent in R3 (Dictionary) Require a minimum lot size of 1,100m² for Manor Houses (Part 6 Additional Local Provisions). <p>Changes to R4 High Density Residential zone include:</p> <ul style="list-style-type: none"> Add "Manor Houses' to the land use table as prohibited 																										
<p>(i) FSR controls replaced by GFA controls in the R2 zone for dwelling houses</p> <table border="1"> <thead> <tr> <th>Lot area</th><th>Maximum GFA</th></tr> </thead> <tbody> <tr> <td>Under 200m²</td><td>65%</td></tr> <tr> <td>200m²–250m²</td><td>78% of lot area</td></tr> <tr> <td>>250m²–300m²</td><td>75% of lot area</td></tr> <tr> <td>>300m²–350m²</td><td>235m²</td></tr> <tr> <td>>350m²–450m²</td><td>25% of lot area + 150m²</td></tr> <tr> <td>>450m²–560m²</td><td>290m²</td></tr> <tr> <td>>560m²–600m²</td><td>25% of lot area + 150m²</td></tr> <tr> <td>>600m²–740m²</td><td>335m²</td></tr> <tr> <td>>740m²–900m²</td><td>25% of lot area + 150m²</td></tr> <tr> <td>>900m²–920m²</td><td>380m²</td></tr> <tr> <td>>920m²–1,000m²</td><td>25% of lot area + 150m²</td></tr> <tr> <td>>1,000m²</td><td>400m²</td></tr> </tbody> </table> <p>(ii) Minimum GFA for dual occupancies.</p>	Lot area	Maximum GFA	Under 200m ²	65%	200m ² –250m ²	78% of lot area	>250m ² –300m ²	75% of lot area	>300m ² –350m ²	235m ²	>350m ² –450m ²	25% of lot area + 150m ²	>450m ² –560m ²	290m ²	>560m ² –600m ²	25% of lot area + 150m ²	>600m ² –740m ²	335m ²	>740m ² –900m ²	25% of lot area + 150m ²	>900m ² –920m ²	380m ²	>920m ² –1,000m ²	25% of lot area + 150m ²	>1,000m ²	400m ²	<p>Proposes to include a provision to determine maximum gross floor area of all buildings on a lot for certain R2 zoned land (not located in a Heritage Conservation area) to provide equity to that provided in the Codes SEPP.</p> <p>The GFA includes all attached and detached buildings but excludes the area of one car space (18m²) (within a garage).</p> <p>Proposes a minimum gross floor area for attached and detached dual occupancies in the R2 Zone, (in the case of attached dual occupancy where no part of a dwelling is located above any part of another dwelling).</p>
Lot area	Maximum GFA																										
Under 200m ²	65%																										
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Proposed amendment	Explanation of amendment/clause
	<p>Lot area of parent lot Maximum GFA 700m²–2,000m² 25% of lot area + 300m² >2,000m² 800m²</p> <p>Minimum gross floor area for dual occupancies in the R2 zone where part of a dwelling is located above part of another dwelling.</p> <p>The maximum gross floor area of all buildings on a lot is 25% of the lot area plus 150m², to a maximum of 400m².</p>
(iii) Include new provisions for landscaped areas in R2 Low Density Residential and E4 Environmental Living zones	<p>Residential R2 Low Density Residential Zone Areas Site Area(m²) Soft landscaping (m²) required minimum Under 200 0.25 x site area 200-400 (0.35 x site area) -20m² 401-600 (0.6 x site area) -120m² 601-1000 (0.525 x site area) - 75m² 1001-1500 (0.6 x site area) - 150m² Over 1500 (0.5 x site area)</p> <p>Residential E4 Environmental Living Zone Areas Site Area (m²) Soft landscaping (m²) required minimum Under 400 0.35 x site area 400-600 (0.5 x site area) - 60m² 601-1000 (0.65 x site area) - 150m² 1001-1500 (0.65 x site area) - 150m² Over 1500 (0.55 x site area)</p> <p>A 'soft landscaped area' means a component of recreational open space, and means that part of a site which is not occupied by any building, structure or work (such as swimming pools, tennis courts, driveways etc.) and which is vegetated with gardens, lawns, shrubs or trees, but does not include any paved areas.</p>
7. Affordable Housing Provisions	<p>Under current controls, clause 6.8 of Willoughby LEP 2012 requires a 4% total floor space contribution for affordable housing where developments propose an uplift in residential floor space.</p> <p>The planning proposal for the comprehensive LEP amendment includes changes to planning controls that will result in uplift in some areas including the Chatswood CDB Strategy area and local centres.</p> <p>The planning proposal seeks to increase the current floorspace requirement for affordable housing from the existing 4% of GFA to 10% of GFA and extend the application of this provision to additional areas being rezoned. The LSPS sets a baseline of having four4%-per cent of GFA with housing uplift as affordable housing, with a target increase to 7%-10% with new housing uplift by 2036.</p> <p>A feasibility analysis has been prepared by SGS (Attachment M) and supports a rate of 10% of GFA for residential uplift in the areas of:</p> <ul style="list-style-type: none"> • Chatswood CBD Strategy area as a larger scale of development is permitted under the proposed controls; • central area of North Willoughby where FSR is 2.8:1 • land zoned B1 in Castlecrag, • land to be rezoned R4 or with an FSR of 2.5:1 in Northbridge.

Proposed amendment	Explanation of amendment/clause
	A rate of 7% is supported for B2 zoned land in to be rezoned in Artarmon Local Centre. The remaining areas are supported to retain the current 4% rate which applies.
8. A new Urban Heat clause to reduce urban heating from the environment	<p>The Urban heat clause will apply to all commercial premises; industry and residential accommodation developments.</p> <p>The clause will introduce considerations at DA stage to require to satisfaction of consent authority that:</p> <ul style="list-style-type: none"> the building roof, paved surfaces and podium have been designed to reflect and re-radiate absorbed solar heat away from urban areas and to maximise user comfort of roofing, paved surfaces and podium areas; and the building facades minimise solar heat being reflected downward towards private open space and or the public domain; and the awnings and eaves are designed to provide shelter from the sun and improve user comfort at street level; and the buildings' heating and cooling systems minimise heat rejection to private open space and the public domain; and the buildings maximise the use of green infrastructure; and the development is capable of accommodating adequate open space and deep soil zones to achieve urban cooling benefits; and the buildings are designed to improve thermal performance e.g.: insulation, glazing, drought proofing and renovations to apply passive design principles to reduce the need for heating or cooling. <p>Proposes new definitions for Green infrastructure; Urban heat; Urban heat island effect; and Solar heat.</p>
9. Design Excellence	<p>Design excellence provisions were introduced in Amendment 15 of Willoughby LEP 2012.</p> <p>Minor amendments will update the provisions to:</p> <ul style="list-style-type: none"> introduce a minimum of 12m but not greater than 35m for design excellence provisions to apply for referral to Design Review Panel. This is currently a minimum of 35m. Provide for a waiver of the control if the consent authority is satisfied that a design excellence requirement is not necessary or reasonable for an external building alteration. Extend the mapping so that design excellence provisions will apply to: <ul style="list-style-type: none"> Chatswood CBD St Leonards and Crows Nest 2036 plan area Centres included the Willoughby Local Centres Strategy B5 Business Development zone R4 High Density Residential zone
10. Air space Operations	Updated wording in the LEP to ensure the protection of airspace around airports.
9. Site specific provisions	<ul style="list-style-type: none"> Remove reference to site specific provisions for land at Herbert Street, St Leonards and Victoria Ave, Chatswood.

Proposed amendment	Explanation of amendment/clause
(i) Exceptions to height of buildings 4.3A	<ul style="list-style-type: none"> • Include new clause for certain site in the Northbridge local Centre 134-160 Sailors Bay Road and 177 Sailors Bay Road, Northbridge to allow increase in height to 17m.
(ii) Exceptions to Floor space 4.4A	<ul style="list-style-type: none"> • Remove subclauses superseded by the Chatswood CBD controls. • Remove subclauses superseded by new controls for dual occupancy. • Remove current calculation of floor space in R2 zone Area 1, Area 3, Area 4 and for dual occupancy not included in HCA. • Remove subclause superseded by the controls proposed by the Local Centres Strategy. • Delete Area 4 in all FSR maps. • Remove subclauses superseded by the controls in the St Leonards Crows Nest 2036 Plan
iii) Local provisions/Site specific provisions	<ul style="list-style-type: none"> • Removes bonus height provisions for Pacific Highway, Freeman Road and Oliver Road Chatswood as height and FSR are now included in the maps. • Removes Willoughby Market Gardens Clause as development on this site has now been completed. • Removes bonus height and floor space for Pacific Highway and Thomas Street Chatswood which have been superseded by the Chatswood CBD Strategy planning controls. • Includes FSR provisions (4.4A) for 481-515 Willoughby Road, 60 Frenchs Road and 1 Prentice Lane and 100 Edinburgh Road Castlecrag as height and FSR are now included in the maps.
10. Schedule 1 Additional Permitted Uses	<p>Removes garden centre, hardware and building supplies as additional permitted uses for land at Herbert, Cleg and Fredrick Streets and Reserve Road, Artarmon</p> <p>Corrects address at Albert Avenue to refer to 18 Thomas Street.</p> <p>Removes Additional Permitted Uses (APU) for 28 Archer St Chatswood (CBD strategy) and Shops 1 and 2, 1 Cambridge Lane Chatswood, Victoria Avenue, Chatswood. – listed above in CBD Strategy.</p>
11. Schedule 2 Exempt development	<p>Make minor amendments to remove clothing bins and replace signage (generally) provisions with temporary signage provisions in the exempt development schedule.</p>
12. Schedule 4 Classification and Reclassification of Public Land	<p>Refer to Implementation of the Willoughby Local Centres Strategy – Reclassify council owned land at Northbridge Local Centre (number 4).</p>

Proposed amendment	Explanation of amendment/clause
13. Schedule 5 Environmental Heritage	<ul style="list-style-type: none"> • Amend listing for item I25 233 Edinburgh Road Castlecrag to include 233A and minor anomalies to other heritage items. • List Artarmon Bowling Club at 1A Burra Road Artarmon as a local heritage item (I254). • List Griffin Centre, 120 Edinburgh Road Castlecrag as a local heritage item (I253).