

9. PART 2 - EXPLANATION OF PROVISIONS

9.1 Parameters

This section sets out the means through which the objectives described in Part 1 will be achieved, in the form of controls on development in the proposed LEP amendment.

The LEP amendment will conform to the *Standard Instrument (Local Environmental Plans) Order 2006*. It will identify the land to which it relates and alter Clauses 4.3A and 4.4A.

None of the maps, which are currently part of Strathfield LEP 2012, will be changed as a result of the Planning Proposal.

9.2 Clause 4.3A - Exceptions to height of buildings (Parramatta Road Corridor)

This Planning Proposal requests that the permissible height of buildings on the site be increased to 85 metres. Accordingly, Council is requested to amend Clause 4.3A in the following manner:-

“Despite clause 4.3, the height of a building on land in “Area 1” identified on the Height of Buildings Map that comprises a key site shown in Column 1 of the Table to this clause and is identified as a key site on the Key Sites Map is not to exceed the maximum height shown opposite in Column 2.

Column 1	Column 2
Key site number	Maximum height
75	20 metres
4, 7, 9, part of 10, 12, part of 19, 23, 24, 38–41 or 53	22 metres
Part of 8, 14, 33, 46, or 56	26 metres
Part of 11, 17, part of 19, 25, 26, 30, part of 43, part of 44, part of 45, 47–49, 60, part of 62, part of 64, part of 65, part of 66, 67–69, part of 76, part of 77, 80–82, 85 or 86	29 metres
27, 29, 52, part of 70, part of 78, part of 87 or 91–93	32 metres
18, 51, 57 or part of 71	35 metres
16, part of 31, part of 83 or part of 88	42 metres
33	85 metres

9.3 Clause 4.4A - Exceptions to floor space ratio (Parramatta Road Corridor)

This Planning Proposal requests that the permissible FSR on the site be increased to 4.5:1. Accordingly, Council is requested to amend Clause 4.4A in the following manner:-

“Despite clause 4.4, the floor space ratio of a building on land in “Area 1” identified on the Floor Space Ratio Map that comprises a key site shown in

Column 1 of the Table to this clause and is identified as a key site on the Key Sites Map is not to exceed the floor space ratio shown opposite in Column 2.

Column 1	Column 2
Key site number	Floor space ratio
1–4, 6, 34, 35, 38–41, 47–50, 53, 63 or 67–69	2:1
7, 9, 10, 28, 46, 52, 54, 58, 60, 61 or 72–74	2.25:1
12–14, 17, part of 19, 22–24, 36, 37, 51, 56 or 57	2.5:1
5, 8, 11, 27, 33 , 43, 44, 75, 79–82, 84–86, 88–90, 92 or 93	2.7:1
15, 16, 18, part of 19, 59, 62, 64–66, 83, 87 or 91	2.95:1
45 or 55	3.1:1
20, 21, 25, 26, 29–32, 70, 71 or 76–78	3.15:1
33	4.5:1