

## **Attachment C – Current LEP written provisions and maps**

### **Part 4 Principle development standards**

#### **4.1B Minimum subdivision lot size for shop top housing**

*(1) Despite clause 4.1, development consent may be granted for the subdivision of shop top housing on a lot—*

*(a) on which development for the purpose of shop top housing is permitted under Schedule 1, and*

*(b) that comprises land identified as “Area 1” on the Lot Size Map,*

*even if the size of any or all lots resulting from the subdivision is less than the minimum size shown on the Lot Size Map in relation to that land.*

*(2) For the avoidance of doubt, the minimum size shown on the Lot Size Map in relation to that lot continues to apply to the subdivision of the premises on the ground floor and any other floor that does not contain shop top housing on that lot.*

#### **4.3A Exceptions to height of buildings**

*(3) Subject to subclause (4), the height of a building on land in Victoria Avenue, Chatswood that is identified as “Area 3” on the Height of Buildings Map must not exceed, for the first 1 metre of the building back from the road frontage, 7 metres above ground level (existing) at the centre point of the lot boundary where it adjoins the road frontage.*

*(4) If the building is on the northern side of Victoria Avenue, Chatswood on land that is identified as “Area 3” on the Height of Buildings Map, any part of the building that is more than 1 metre back from the road frontage and higher than 7 metres above ground level (existing) at the centre point of the lot boundary where it adjoins the road frontage must be set back to conform to the sun plane angle at mid-winter between 12.00 pm and 2.00 pm.*

#### **4.4A Exceptions to floor space ratio**

*(13) The maximum floor space ratio for a building on land identified as “Area 9” on the Floor Space Ratio Map may exceed 2.5:1 if—*

*(a) the site area exceeds 3,000 square metres, and*

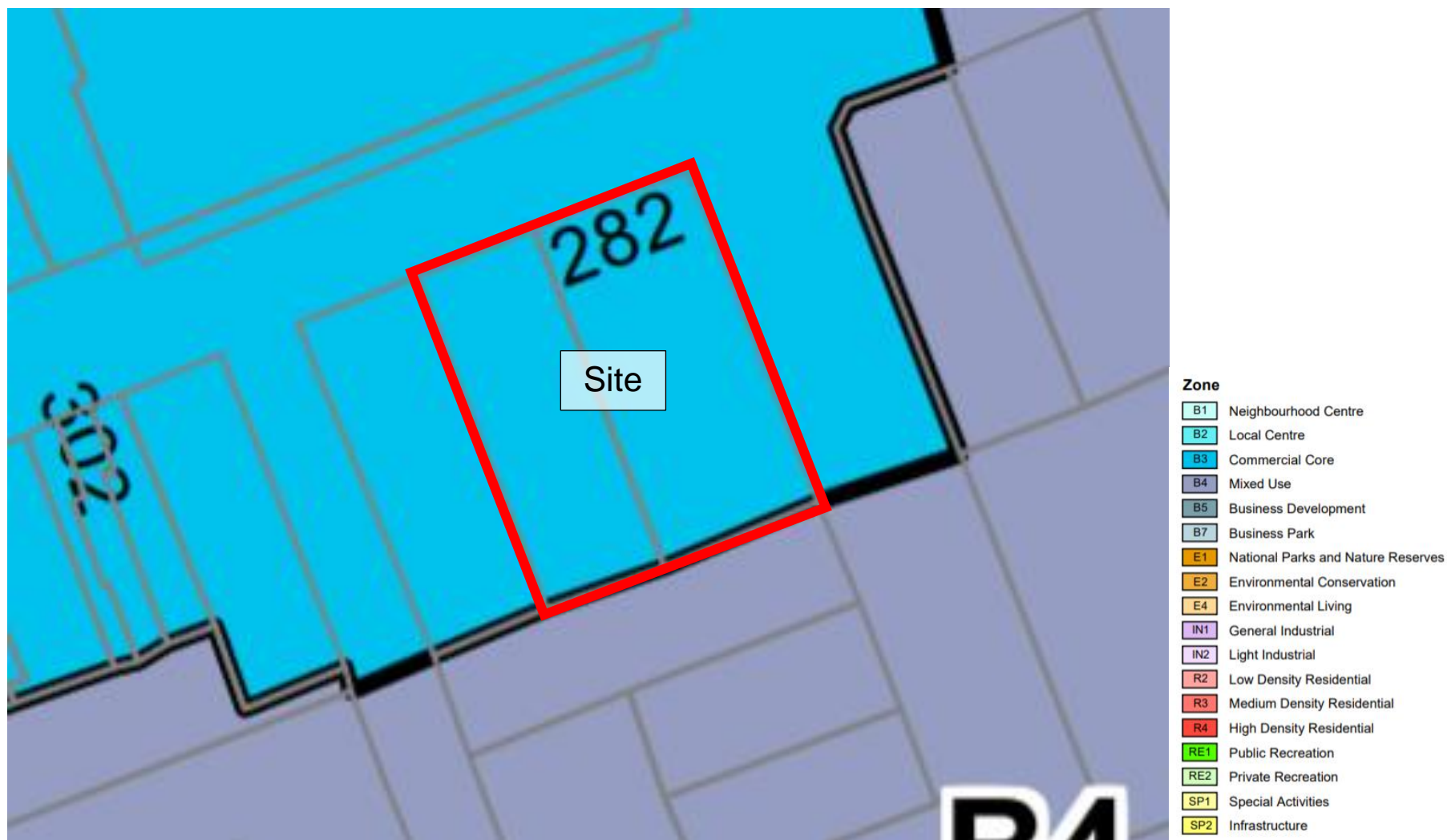
*(b) the floor space ratio will not exceed 4:1.*

**Schedule 1 Additional permitted uses**

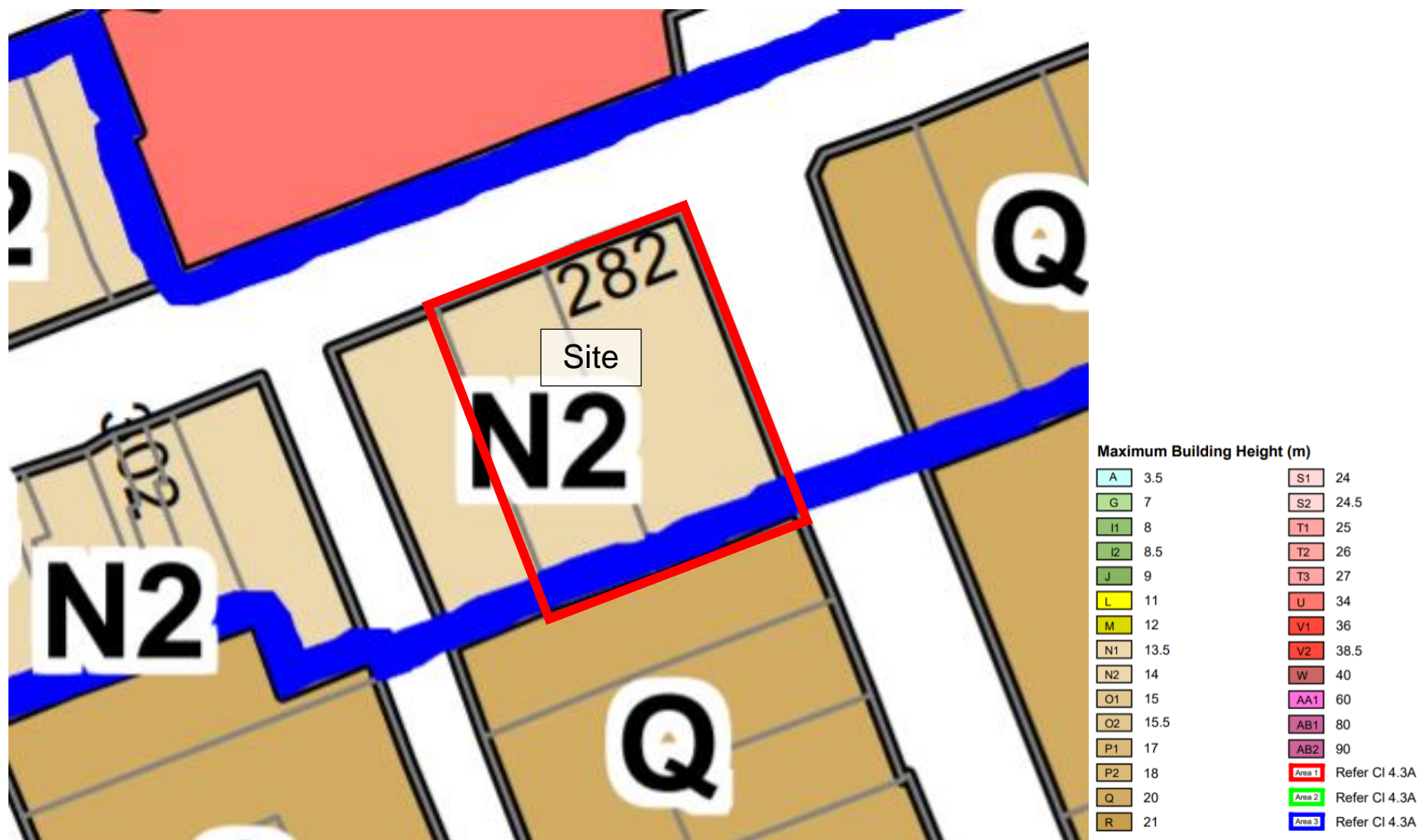
**31 Use of certain land at Victoria Avenue, Chatswood**

*(1) This clause applies to land at Victoria Avenue, Chatswood, being “Area 5” on the Special Provisions Area Map.*

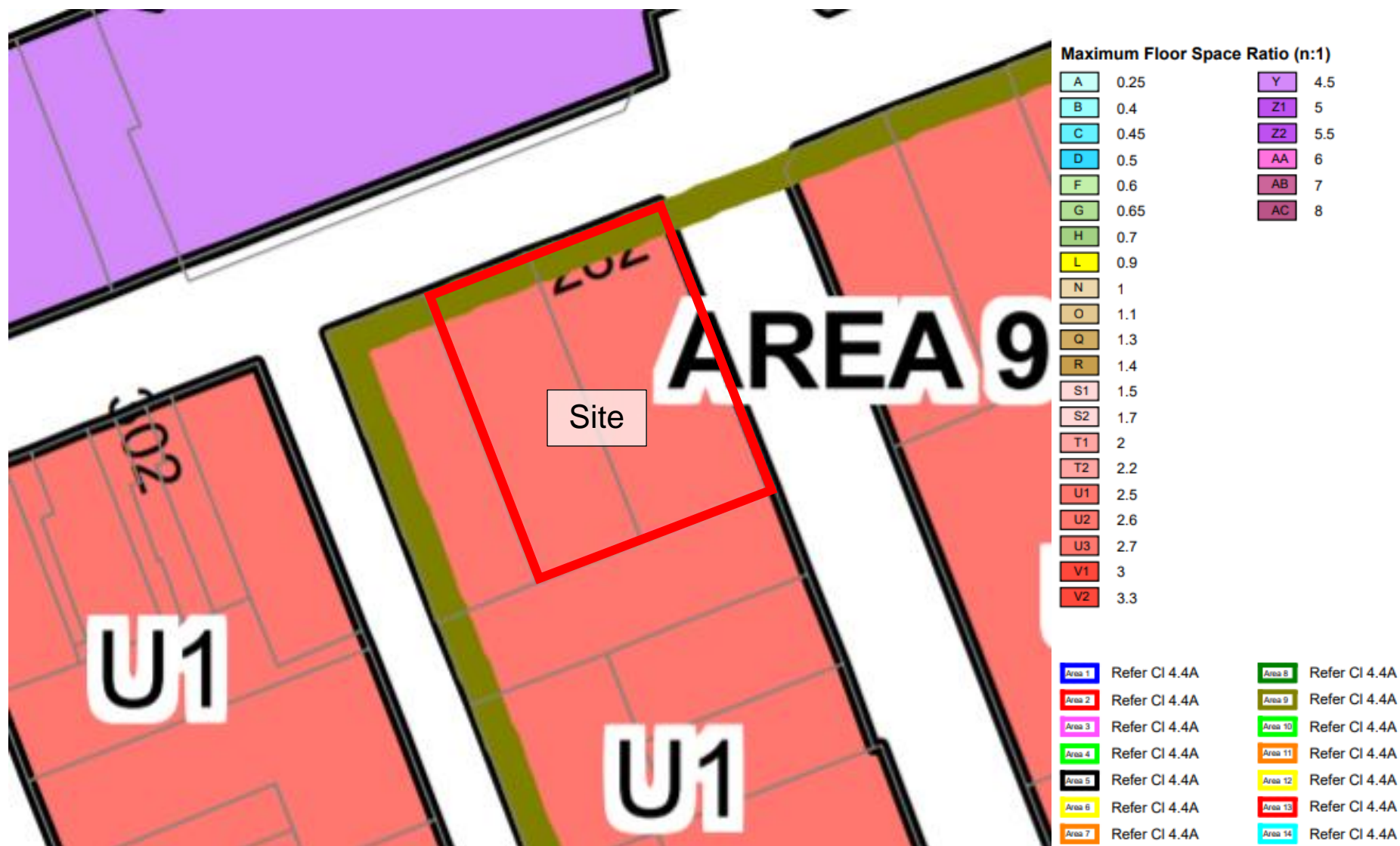
*(2) Development for the purpose of shop top housing is permitted with development consent if the ground level and first level of the development are used for the purpose of retail premises or business premises.*



**Figure 1:** Land zoning map LZN\_004 (source: NSW Planning Portal, overlay by DPIE)

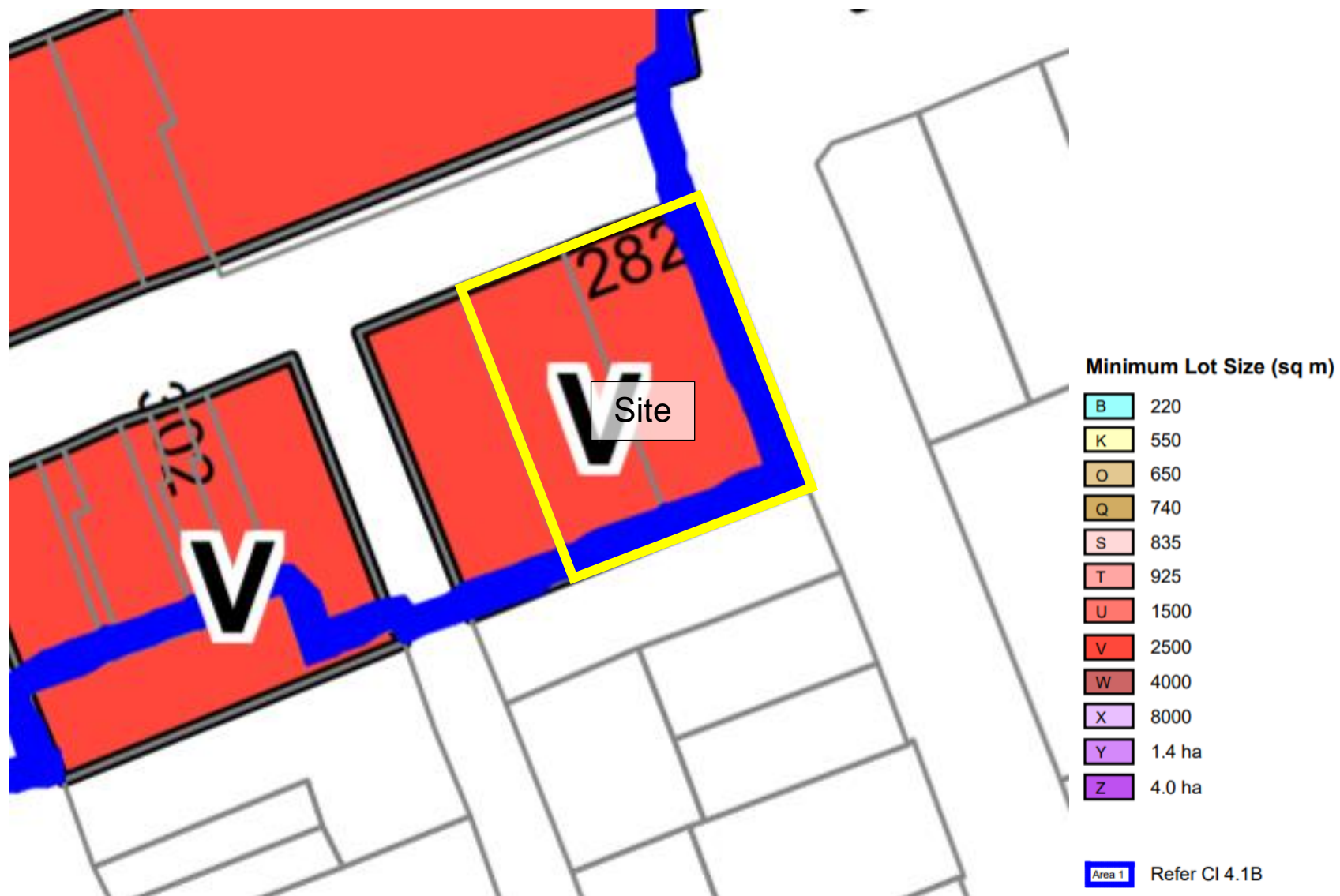


**Figure 2:** Maximum height of buildings map HOB\_004 (source: NSW Planning Portal, overlay by DPIE)



**Figure 3:** Maximum FSR map FSR\_004 (source: NSW Planning Portal, overlay by DPIE)





**Figure 4:** Lot size map LSZ\_004 (source: NSW Planning Portal, overlay by DPIE)



**Figure 5:** Active Street Frontages Map ASF\_004 (source: NSW Planning Portal, overlay by DPIE)



**Figure 6:** Special provisions map SPA\_004 (source: NSW Planning Portal, overlay by DPIE)