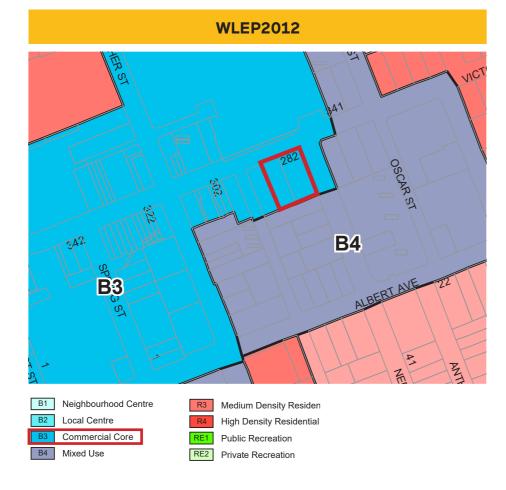
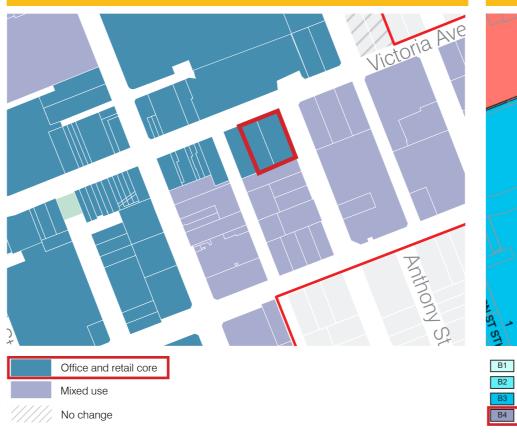
## **Recommendation** I Proposed Amendment - Land Zoning



#### **CHATSWOOD CBD STRATEGY, SEP 2020**



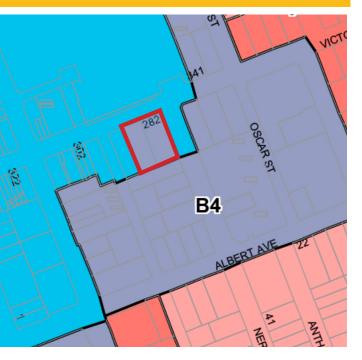
#### **NSW GOVERNMENT RECOMMENDATION TO STRATEGY**

According to NSW Government Planning Industry and Environment recommendation provided to Chatswood CBD Strategy in the endorsement letter dated 9th August 2019 the sites on the eastern side of the north shore rail line which falls within CBD core area should be rezoned to mixed use development.

Amend the land use map based on the recommendation by NSW Government to apply B4 mixed use to subject site.

DISCLAIMER: SUBJECT TO FURTHER DESIGN DEVELOPMENT, COUNCIL CONSULTATION AND APPROVAL

#### PROPOSED



| R3  |
|-----|
| R4  |
| RE1 |
| RE2 |

**B**3

Neighbourhood Centre

Local Centre

Mixed Use

Commercial Core

Medium Density Resident High Density Residential Public Recreation Private Recreation

Job: a17145 | Date: 09 DEC 2020

## **Recommendation** | Proposed Amendment – FSR



 $O^{\dagger}$ 

Amend the Floor Space Ratio (FSR) map to apply maximum FSR to the subject site of 6:1

**Job:** a17145 | **Date:** 09 DEC 2020

# **Recommendation** | Proposed Amendment – Height of Building



**O**<sup>†</sup>

| N1 | 13.5 | V2  | 38.5 |
|----|------|-----|------|
| N2 | 14   | W   | 40   |
| 01 | 15   | AA1 | 60   |
| 02 | 15.5 | AB1 | 80   |
| Ρ  | 18   | AB2 | 90   |
| 0  | 20   |     |      |

### Amend the Height of Building (HOB) map to apply maximum building height to the subject site of 90m.

**Job:** a17145 | **Date:** 09 DEC 2020