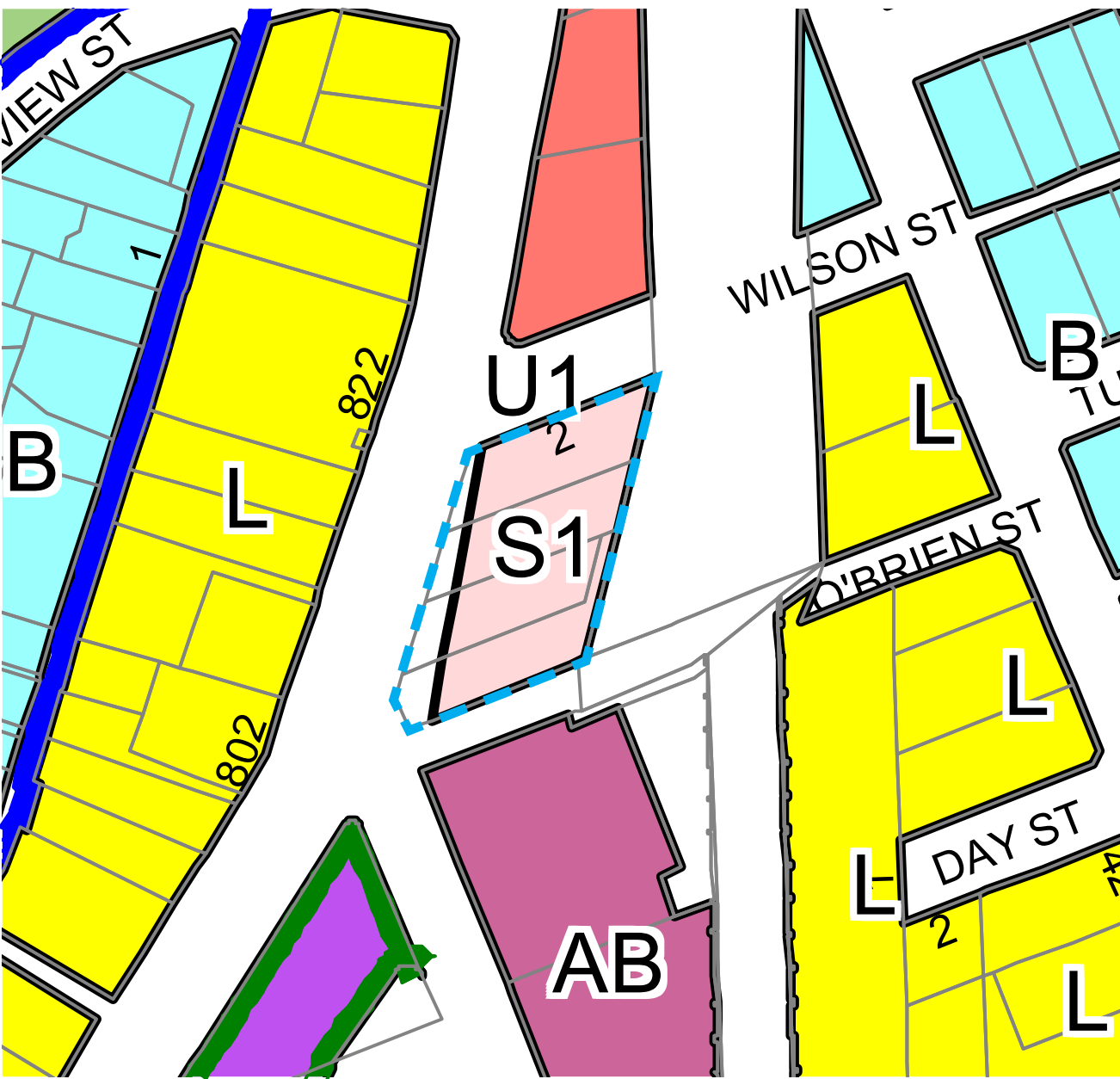


Willoughby Local Environmental Plan 2012 Floor Space Ratio Map Amendment

Existing FSR (004) Map



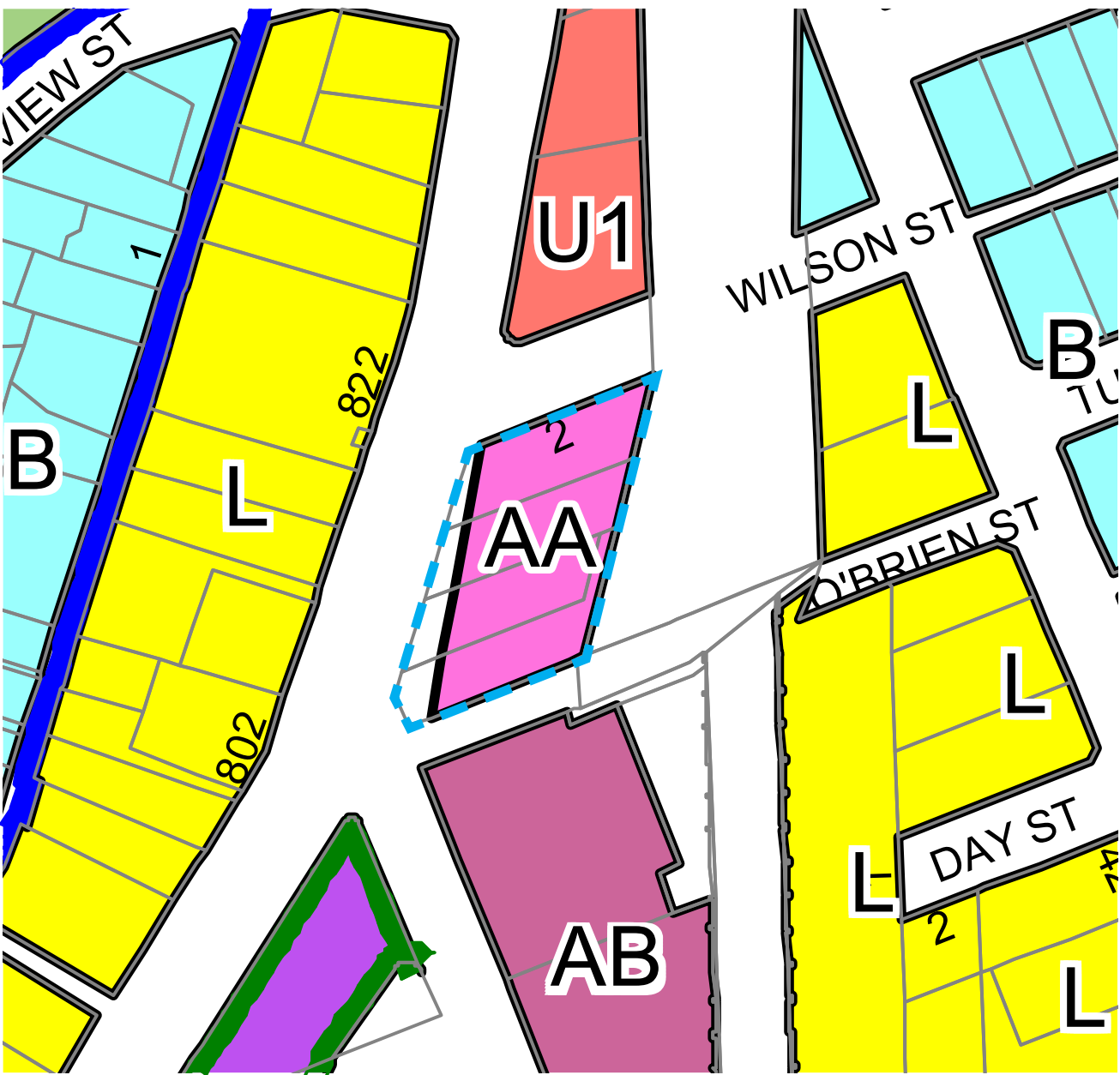
Willoughby Local Environmental Plan 2012
Floor Space Ratio Map - Sheet FSR_004

Maximum Floor Space Ratio (n:1)									
A	0.25	L	0.9	T1	2	Y	4.5	Area 1	Refer Cl 4.4A
B	0.4	N	1	T2	2.2	Z1	5	Area 2	Refer Cl 4.4A
C	0.45	O	1.1	U1	2.5	Z2	5.5	Area 3	Refer Cl 4.4A
D	0.5	Q	1.3	U2	2.6	AA	6	Area 4	Refer Cl 4.4A
F	0.6	R	1.4	U3	2.7	AB	7	Area 5	Refer Cl 4.4A
G	0.65	S1	1.5	V1	3	AC	8	Area 6	Refer Cl 4.4A
H	0.7	S2	1.7	V2	3.3			Area 7	Refer Cl 4.4A

The subject site's current FSR maximum is 1.5:1 under a designation of S1.

Subject site outlined in blue

Proposed FSR (004) Map



Willoughby Local Environmental Plan 2012
Floor Space Ratio Map - Sheet FSR_004

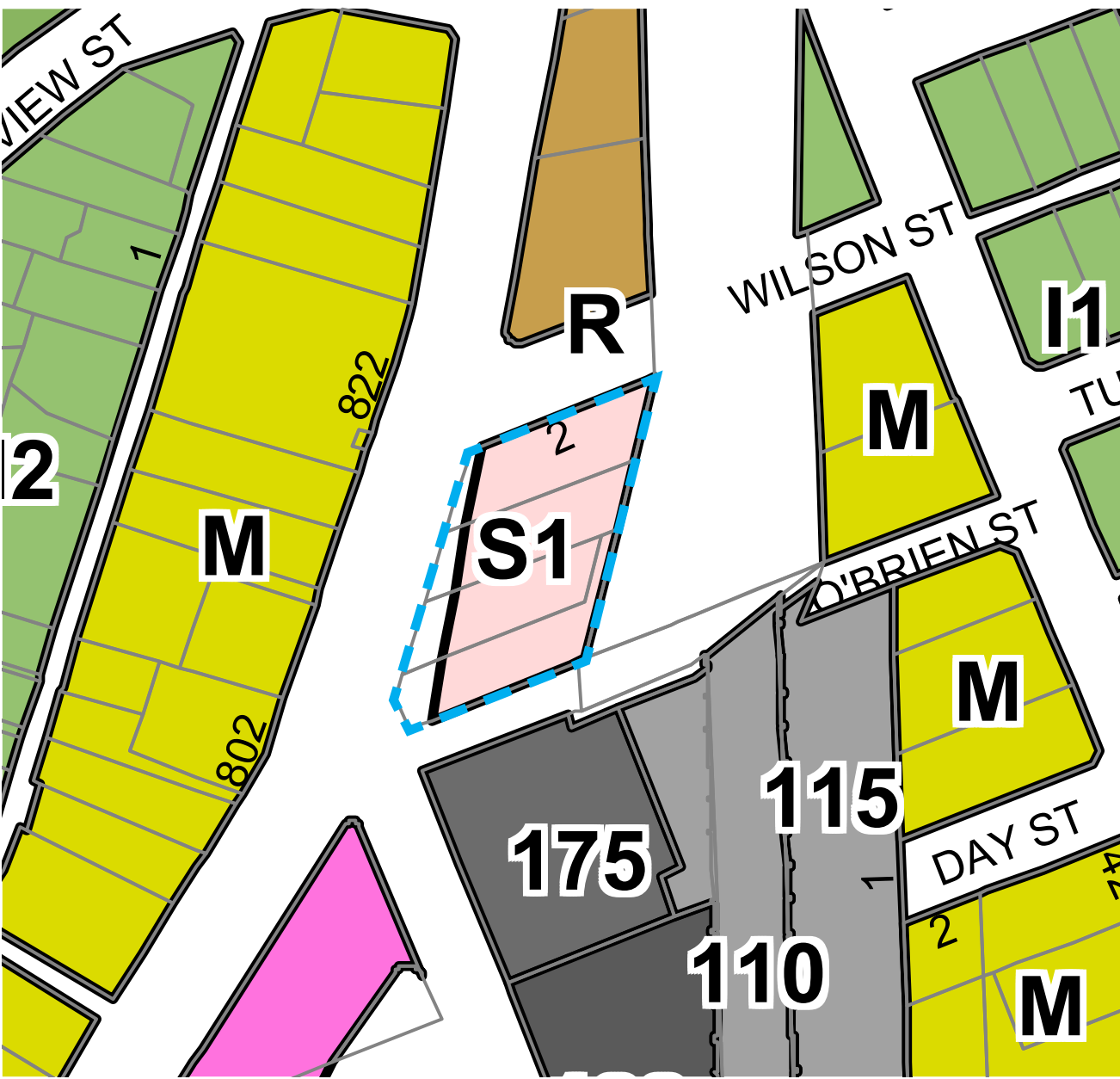
Maximum Floor Space Ratio (n:1)									
A	0.25	L	0.9	T1	2	Y	4.5	Area 1	Refer Cl 4.4A
B	0.4	N	1	T2	2.2	Z1	5	Area 2	Refer Cl 4.4A
C	0.45	O	1.1	U1	2.5	Z2	5.5	Area 3	Refer Cl 4.4A
D	0.5	Q	1.3	U2	2.6	AA	6	Area 4	Refer Cl 4.4A
F	0.6	R	1.4	U3	2.7	AB	7	Area 5	Refer Cl 4.4A
G	0.65	S1	1.5	V1	3	AC	8	Area 6	Refer Cl 4.4A
H	0.7	S2	1.7	V2	3.3			Area 7	Refer Cl 4.4A


Amend the subject site's current FSR maximum of 1.5:1 under a designation of S1, to 6:1 under a designation of AA.

Subject site outlined in blue

Willoughby Local Environmental Plan 2012 Height of Buildings Map Amendment

Existing HOB (004) Map



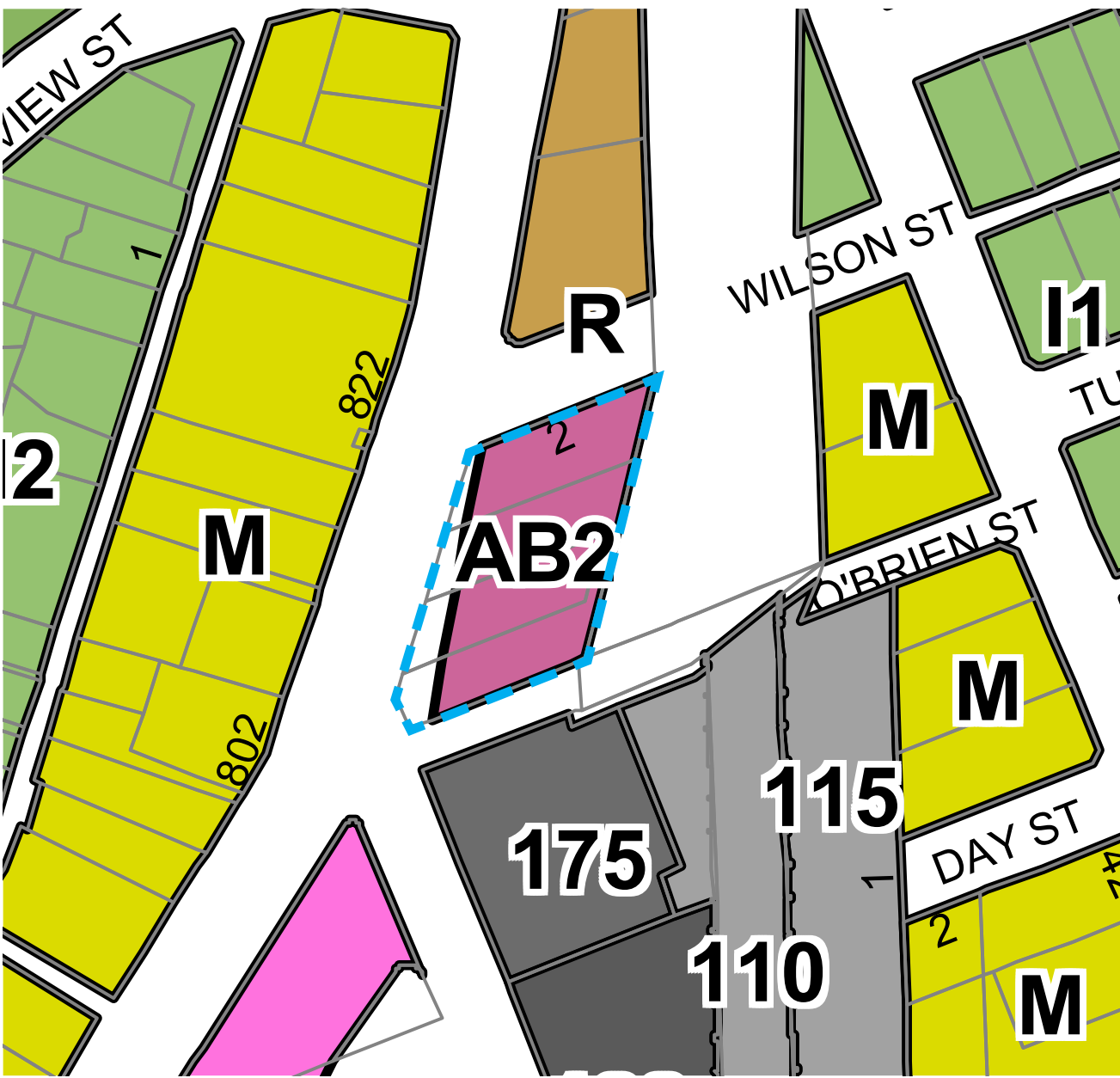
 **Willoughby Local Environmental Plan 2012**
Height of Buildings Map - Sheet HOB_004


Maximum Building Height (m)					
A	3.5	O2	15.5	V1	36
G	7	P	18	V2	38.5
I1	8	Q	20	W	40
I2	8.5	R	21	AA1	60
J	9	S1	24	AB1	80
L	11	S2	24.5	AB2	90
M	12	T1	25	Area 1	Refer Cl 4.3A
N1	13.5	T2	26	Area 2	Refer Cl 4.3A
N2	14	T3	27	Area 3	Refer Cl 4.3A
O1	15	U	34		

The subject site's current Height of Buildings maximum is 24m under a designation of S1.

 Subject site outlined in blue

Proposed HOB (004) Map



 **Willoughby Local Environmental Plan 2012**
Height of Buildings Map - Sheet HOB_004

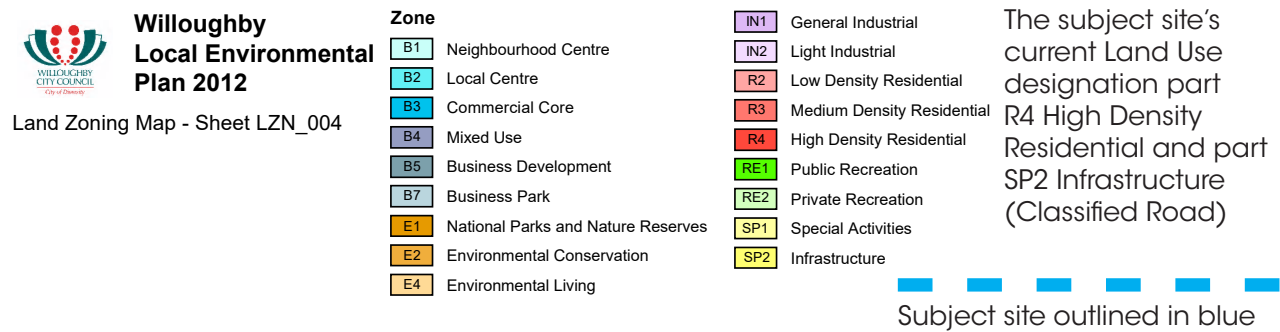
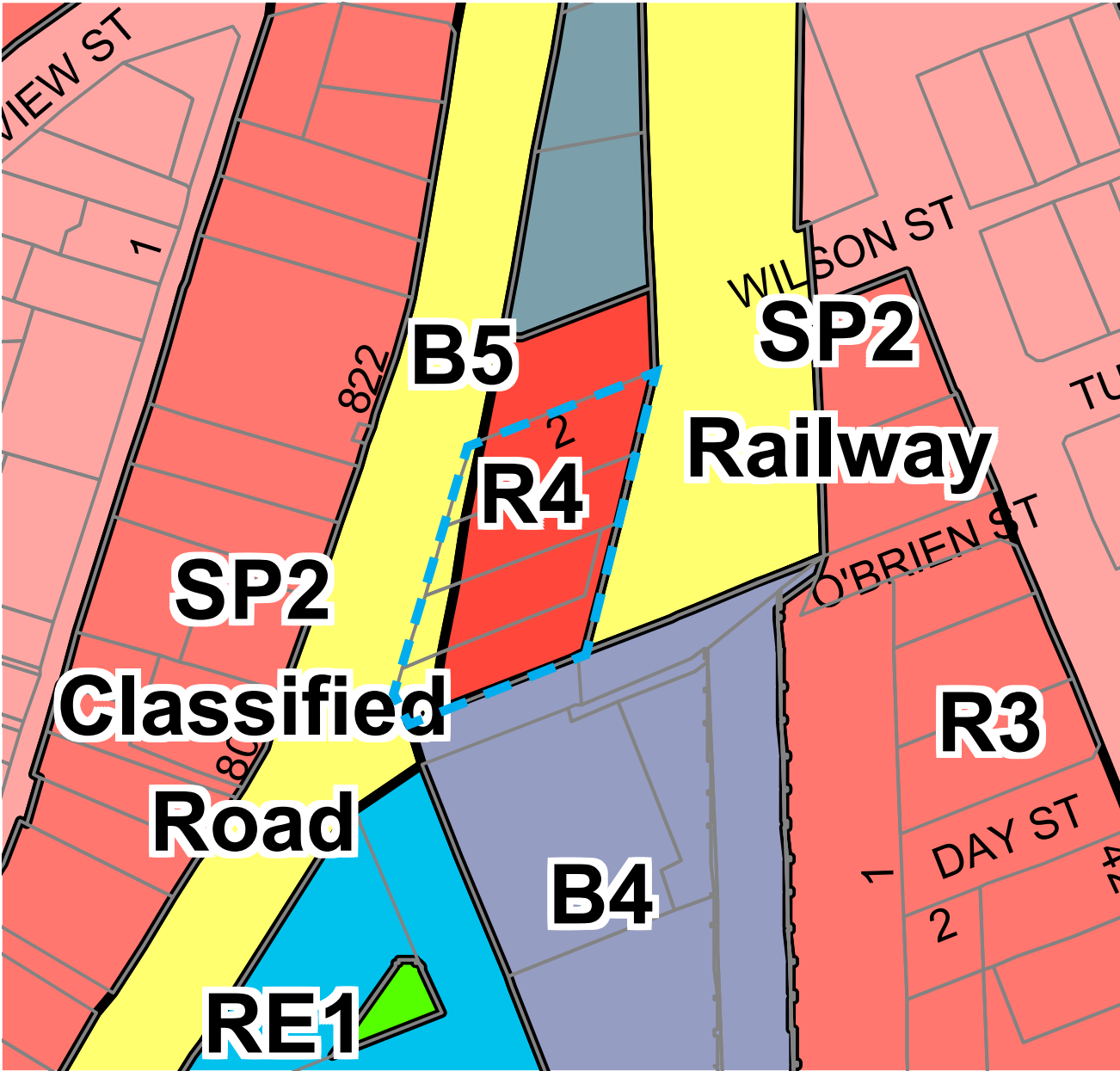
Maximum Building Height (m)					
A	3.5	O2	15.5	V1	36
G	7	P	18	V2	38.5
I1	8	Q	20	W	40
I2	8.5	R	21	AA1	60
J	9	S1	24	AB1	80
L	11	S2	24.5	AB2	90
M	12	T1	25	Area 1	Refer Cl 4.3A
N1	13.5	T2	26	Area 2	Refer Cl 4.3A
N2	14	T3	27	Area 3	Refer Cl 4.3A
O1	15	U	34		

Amend the subject site's current Height of Building maximum of 24m under a designation of S1, to 90m under a designation of AB2.

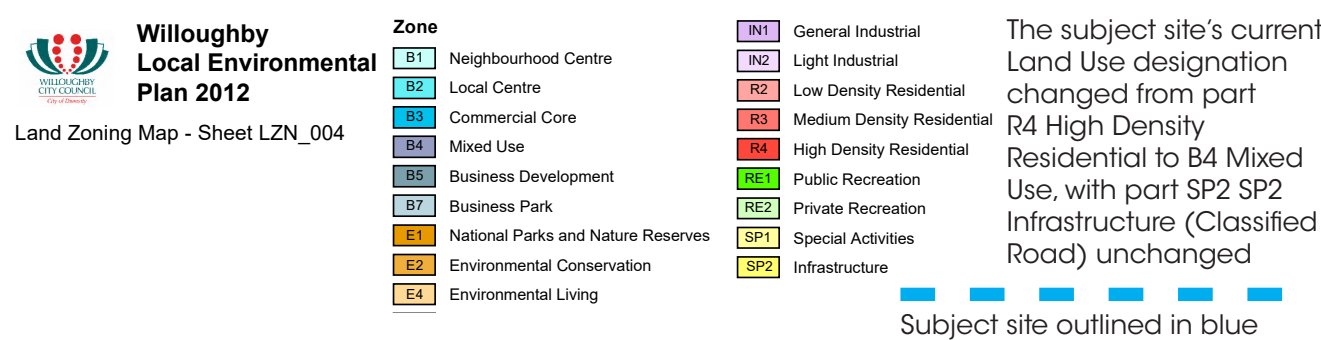
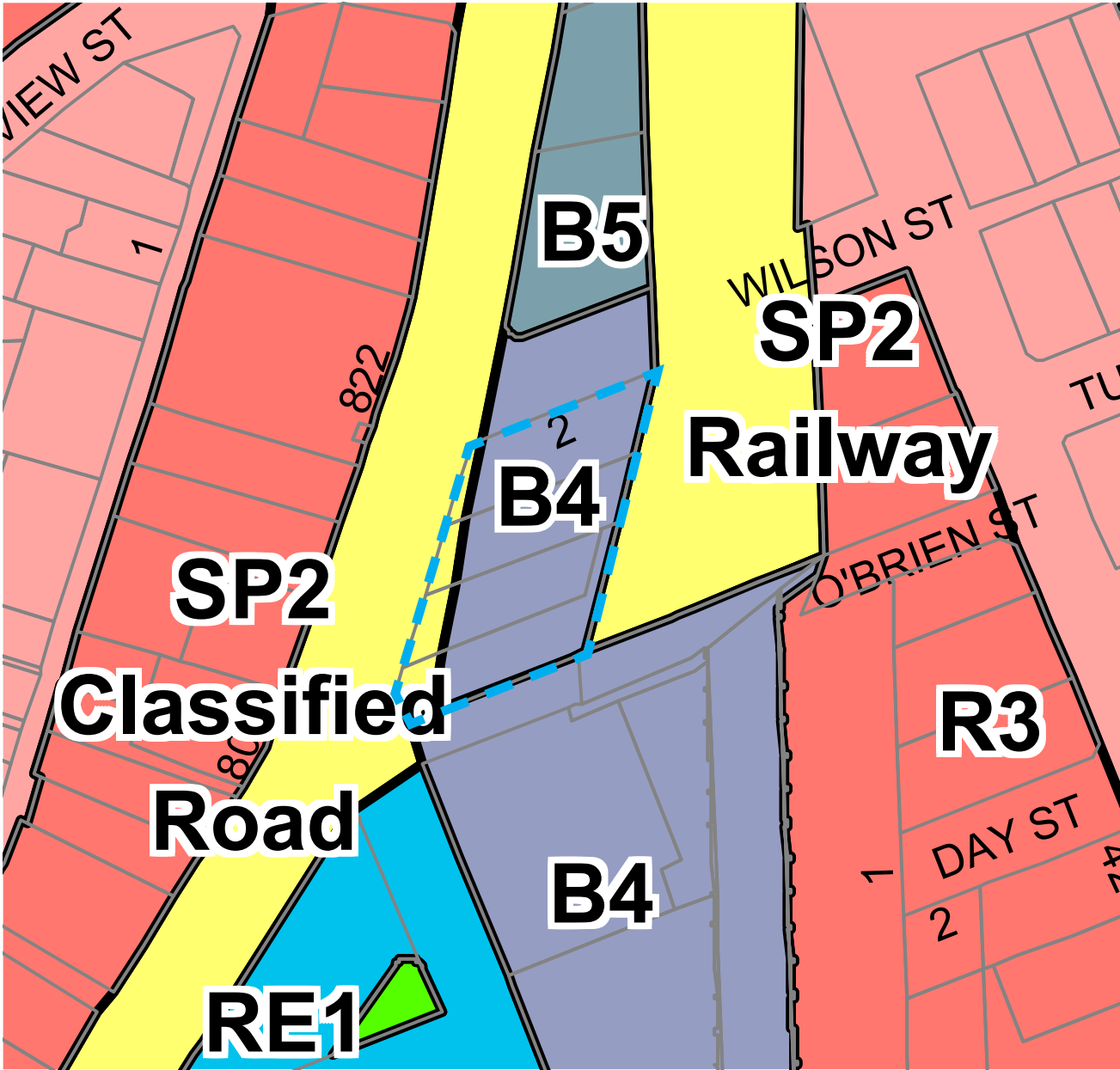
 Subject site outlined in blue

Willoughby Local Environmental Plan 2012 Land Use Zoning Map Amendment

Existing LZN (004) Map

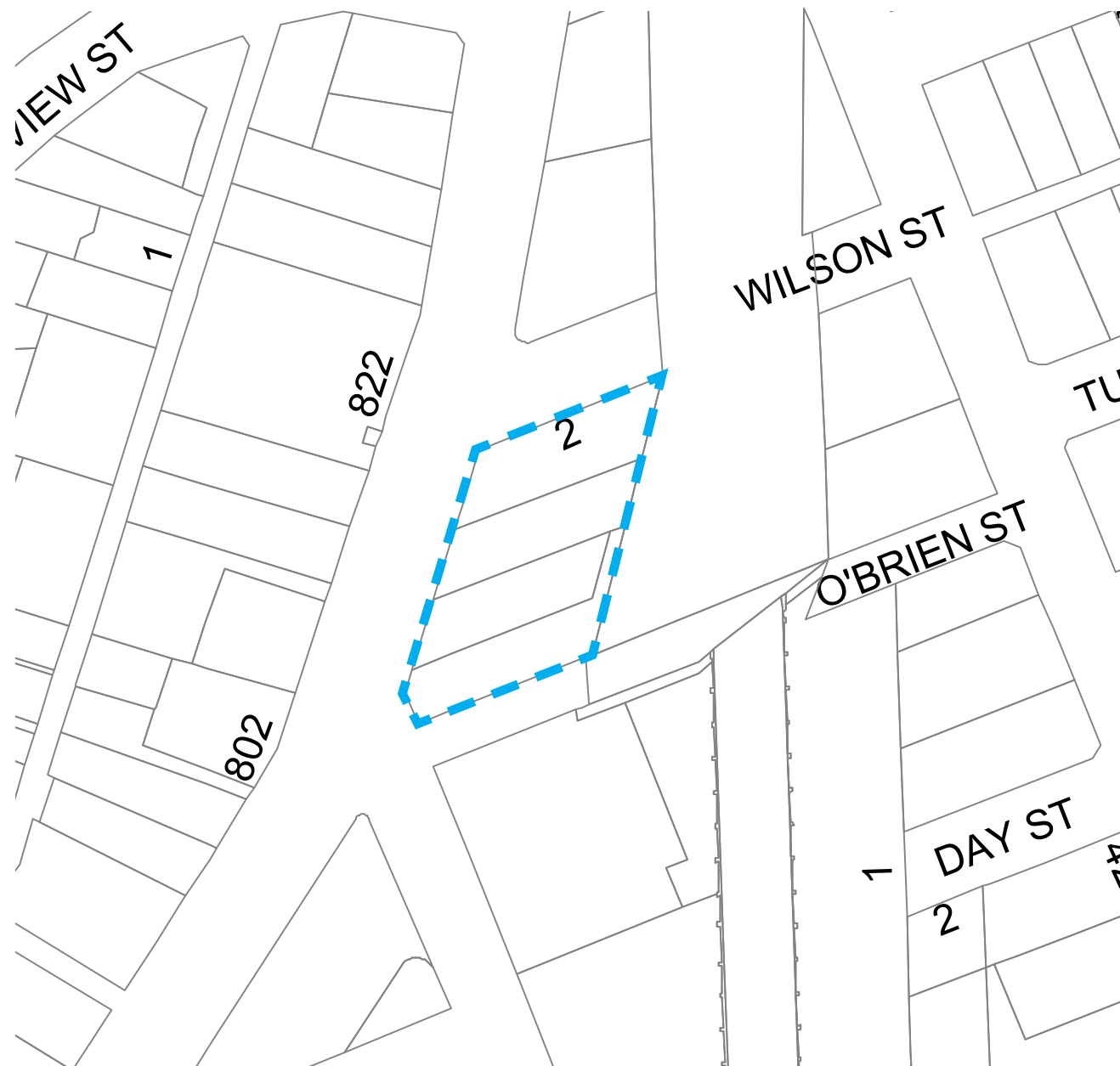


Proposed LZN (004) Map



Willoughby Local Environmental Plan 2012 Special Provisions Area Map Amendment

Existing SPA (004) Map



**Willoughby
Local Environmental
Plan 2012**

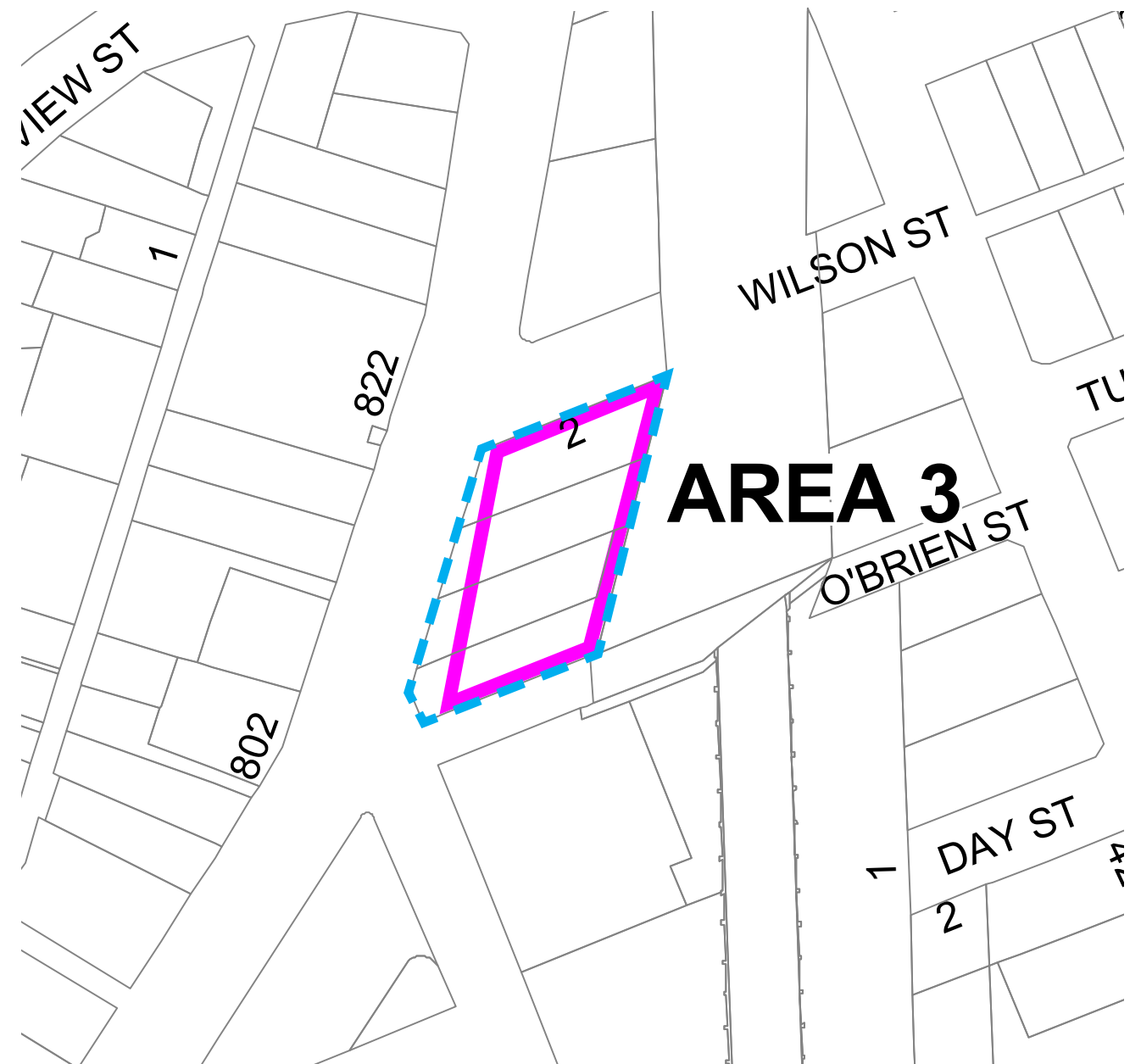
Special Provisions Area Map -
sheet SPA_004

Area 1	Refer Cl 6.14 and Schedule 1
Area 2	Refer Cl 6.16
Area 3	Refer Cl 6.8
Area 4	Refer Cl 6.13
Area 5	Refer Cl 4.1B and Schedule 1
Area 6	Refer Cl 6.17
Area 7	Refer Cl 6.21

The subject site is not
currently identified as a
Special Provisions Area.

Subject site outlined in blue

Proposed SPA (004) Map



**Willoughby
Local Environmental
Plan 2012**

Special Provisions Area Map -
sheet SPA_004

Area 1	Refer Cl 6.14 and Schedule 1
Area 2	Refer Cl 6.16
Area 3	Refer Cl 6.8
Area 4	Refer Cl 6.13
Area 5	Refer Cl 4.1B and Schedule 1
Area 6	Refer Cl 6.17
Area 7	Refer Cl 6.21

Identify the subject site as
Special Provisions "Area 3".

Subject site outlined in blue