



New South Wales

Willoughby Local Environmental Plan 1995 (Amendment No 30)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Urban Affairs and Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.
(S99/00443/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Urban Affairs and Planning

2001 No 960

Clause 1 Willoughby Local Environmental Plan 1995 (Amendment No 30)

Willoughby Local Environmental Plan 1995 (Amendment No 30)

1 Name of plan

This plan is *Willoughby Local Environmental Plan 1995 (Amendment No 30)*.

2 Aims of plan

This plan aims:

- (a) to rezone part of the land to which this plan applies from the Special Uses “A” zone to the Residential “A” zone under *Willoughby Local Environmental Plan 1995* and to restrict the height of any building on that land to a single storey, and
- (b) to allow, with Willoughby City Council’s consent, an additional use of the land to which this plan applies for the purpose of single storey residential flat buildings, and
- (c) to include the whole of the land as a Willoughby Local Housing Precinct.

3 Land to which plan applies

- (1) To the extent that this plan rezones land and restricts any building on it to a single storey it applies to land shown coloured light scarlet and lettered “2 (a)” on the map marked “Willoughby Local Environmental Plan 1995 (Amendment No 30)” deposited in the office of Willoughby City Council.
- (2) To the extent that this plan allows the use of land for additional buildings (being single storey residential flat buildings commonly known as villa houses), it applies to the land shown edged heavy black on the map marked “Willoughby Local Environmental Plan 1995 (Amendment No 30)” deposited in the office of Willoughby City Council.

4 Relationship to other environmental planning instruments

The *Willoughby Local Environmental Plan 1995* is amended in the manner set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 5 Definitions

Insert at the end of the definition of *the map* in clause 5 (1):

Willoughby Local Environmental Plan 1995 (Amendment No 30)

[2] Clause 5 (1) definition of “Willoughby Local Housing Precinct”

Insert at the end of the definition:

“Local Housing Precinct 3”, as shown edged heavy black on the map marked “Willoughby Local Environmental Plan 1995 (Amendment No 30)”.

[3] Clause 25C

Insert after clause 25B:

25C Density controls—Fry Street, Chatswood

- (1) The Council must not consent to the erection of a building with a height greater than one storey on land shown coloured light scarlet and lettered “2 (a)” on the map marked “Willoughby Local Environmental Plan 1995 (Amendment No 30)”.
- (2) The Council must not consent to development for the purpose of single storey residential flat buildings on land shown edged heavy black on the map marked “Willoughby Local Environmental Plan (Amendment No 30)”, unless the site area is at least 3,500 square metres.

[4] Clause 26B Development for certain additional purposes

Insert “and” at the end of clause 26B (e) and (f).

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Schedule 1 Amendments

[5] Clause 26B (h)

Insert at the end of clause 26B (g):

, and

- (h) single storey residential flat buildings, commonly known as villa houses, on land shown edged heavy black on the map marked “Willoughby Local Environmental Plan 1995 (Amendment No 30)” and known as Local Housing Precinct 3.

BY AUTHORITY
