



New South Wales

Willoughby Local Environmental Plan 2012 (Amendment No 1)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

NEIL McGAFFIN

As delegate for the Minister for Planning

Willoughby Local Environmental Plan 2012 (Amendment No 1)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Willoughby Local Environmental Plan 2012 (Amendment No 1)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to the following land:

- (a) Lot 1, DP 532353, 126 Greville Street, Chatswood,
- (b) Lot 1, DP 408490, part of 25 Millwood Avenue, Chatswood West.

4 Maps

Each map adopted by *Willoughby Local Environmental Plan 2012* that is specified in Column 1 of the following table is declared by this Plan to be amended or replaced, as the case requires, by the map specified opposite in Column 2 of the table as approved by the Minister on the making of this Plan:

Column 1	Column 2
Name of map being amended or replaced	Name of amending or replacement map
Willoughby Local Environmental Plan 2012 Floor Space Ratio Map (8250_COM_FSR_002_010_20121112)	Willoughby Local Environmental Plan 2012 Floor Space Ratio Map (8250_COM_FSR_002_010_20140304)
Willoughby Local Environmental Plan 2012 Height of Buildings Map (8250_COM_HOB_002_010_20121112)	Willoughby Local Environmental Plan 2012 Height of Buildings Map (8250_COM_HOB_002_010_20140304)
Willoughby Local Environmental Plan 2012 Land Zoning Map (8250_COM_LZN_002_010_20121112)	Willoughby Local Environmental Plan 2012 Land Zoning Map (8250_COM_LZN_002_010_20140324)
Willoughby Local Environmental Plan 2012 Lot Size Map (8250_COM_LSZ_002_010_20121112)	Willoughby Local Environmental Plan 2012 Lot Size Map (8250_COM_LSZ_002_010_20140304)
Willoughby Local Environmental Plan 2012 Special Provisions Area Map (8250_COM_SPA_002_010_20121112)	Willoughby Local Environmental Plan 2012 Special Provisions Area Map (8250_COM_SPA_002_010_20140318)

Schedule 1 Amendment of Willoughby Local Environmental Plan 2012

[1] Clause 4.4A Exceptions to floor space ratio

Omit “or Zone E4 Environmental Living” from clause 4.4A (1).

[2] Clause 4.4A (1), table

Omit “**or Zone E4**” from the heading.

[3] Clause 6.20

Insert after clause 6.19:

6.20 Dwellings at 126 Greville Street, Chatswood and part of 25 Millwood Avenue, Chatswood West

(1) This clause applies to the following land:

- (a) 126 Greville Street, Chatswood, being Lot 1, DP 532353,
- (b) part of 25 Millwood Avenue, Chatswood West, being Lot 1, DP 408490.

(2) Development consent must not be granted to development on land to which this clause applies that would result in the total number of dwellings on all of that land exceeding 60 unless:

- (a) the only dwellings that are (or are proposed to be) located on that land are (or are proposed to be) located in a building that existed on the commencement of this clause (an *existing building*), and
- (b) any alteration proposed to be made to such an existing building would not result in the building having any additional floor space.

[4] Schedule 1 Additional permitted uses

Omit clause 21. Insert instead:

21 Use of certain land at 126 Greville Street, Chatswood and part of 25 Millwood Avenue, Chatswood West

(1) This clause applies to the following land:

- (a) 126 Greville Street, Chatswood, being Lot 1, DP 532353,
- (b) part of 25 Millwood Avenue, Chatswood West, being Lot 1, DP 408490.

(2) Development for the purposes of eco-tourist facilities, educational establishments, high technology industries, information and education facilities, office premises, public administration buildings, storage premises and tourist and visitor accommodation is permitted with development consent.

(3) However, development consent may be granted to such development only if the eco-tourist facility, educational establishment, high technology industry, information and education facility, office premises, public administration building, storage premises or tourist and visitor accommodation concerned is (or is proposed to be) located in a building that existed on the commencement of this clause.

(4) Development for the purposes of dwelling houses is permitted with development consent on land in Zone R3 Medium Density Residential.