



New South Wales

Willoughby Local Environmental Plan 2012 (Amendment No 3)

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*.

IAN ARNOTT, PLANNING MANAGER, WILLOUGHBY CITY COUNCIL
As delegate for the Minister for Planning

Willoughby Local Environmental Plan 2012 (Amendment No 3)

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1 Name of Plan

This Plan is *Willoughby Local Environmental Plan 2012 (Amendment No 3)*.

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 at Chatswood:

- (a) Lot 1, DP 1068007, 654–656 Pacific Highway,
- (b) Lot 1, DP 121830, 658–666 Pacific Highway,
- (c) Lot 1, DP 839309, 1 Freeman Road,
- (d) Lot 2, DP 839309, 2A Oliver Road.

4 Maps

The maps adopted by *Willoughby Local Environmental Plan 2012* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

5 Amendment of Willoughby Local Environmental Plan 2012

Clause 6.21

Insert after clause 6.20:

6.21 Bonus height and floor space ratio available for development on consolidated sites on Pacific Highway, Freeman Road and Oliver Road, Chatswood

- (1) This clause applies to the following land at Chatswood:
 - (a) Lot 1, DP 1068007, 654–656 Pacific Highway,
 - (b) Lot 1, DP 121830, 658–666 Pacific Highway,
 - (c) Lot 1, DP 839309, 1 Freeman Road,
 - (d) Lot 2, DP 839309, 2A Oliver Road,identified as “Area 7” on the Special Provisions Area Map (*Area 7*).
- (2) Despite clauses 4.3 and 4.4, if the site area for development on land to which this clause applies is greater than 2,400 square metres, development consent may be granted to development that will have:

- (a) a height of any building on the land not exceeding:
 - (i) for that part of Area 7 that is shown edged black and marked “137.8” on the Special Provisions Area Map—137.8 metres above the highest point of ground level (existing) on the land, and
 - (ii) for that part of Area 7 that is shown edged black and marked “128.8” on that Map—128.8 metres above the highest point of ground level (existing) on the land, and
- (b) a floor space ratio:
 - (i) of the development—not exceeding 3.0:1, and
 - (ii) of any shop top housing—not exceeding 2.14:1.