



New South Wales

Willoughby Local Environmental Plan 2012 (Amendment No 9)

under the

Environmental Planning and Assessment Act 1979

The Greater Sydney Commission makes the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

IAN ARNOTT, PLANNING MANAGER, WILLOUGHBY CITY COUNCIL
As delegate for the Greater Sydney Commission

Willoughby Local Environmental Plan 2012 (Amendment No 9)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Willoughby Local Environmental Plan 2012 (Amendment No 9)*.

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 Lots 1–6, DP 270714, 1–5 Broadcast Way, Artarmon.

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 Greater Sydney Commission on the making of this Plan.

Schedule 1 Amendment of Willoughby Local Environmental Plan 2012

[1] Clause 4.4A Exceptions to floor space ratio

Insert after clause 4.4A (20):

- (21) Development consent may be granted for the purpose of erecting a building on land identified as “Area 18” on the Floor Space Ratio Map that would result in the floor space ratio exceeding 1:1 if:
 - (a) the site area exceeds 1,000 square metres, and
 - (b) the floor space ratio will not exceed 3.5:1, and
 - (c) the site coverage will not exceed 60% of the site area.

[2] Clause 4.6 Exceptions to development standards

Omit “219 Pacific Highway, Artarmon” from clause 4.6 (8) (ca).

Insert instead “1–5 Broadcast Way, Artarmon”.

[3] Clause 6.22

Insert after clause 6.21:

6.22 Business premises and office premises at 4 Broadcast Way, Artarmon

- (1) This clause applies to land at 4 Broadcast Way, Artarmon, being Lot 5, DP 270714.
- (2) Development consent must not be granted to development on land to which this clause applies for the purposes of business premises or office premises unless:
 - (a) the gross floor area of that part of the building on the site that is to be used for the purpose of business premises or office premises exceeds 1,200 square metres, and
 - (b) the consent authority is satisfied that:
 - (i) the development will not detrimentally affect the viability of the Chatswood or St Leonards Central Business Districts, and
 - (ii) the business premises or office premises are to be provided as premises for a single occupier.

[4] Schedule 1 Additional permitted uses

Omit “219 Pacific Highway, Artarmon” from clause 4 wherever occurring.

Insert instead “1–5 Broadcast Way, Artarmon”.