



New South Wales

Willoughby Local Environmental Plan 2012 (Amendment No 10)

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

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1 Name of Plan

This Plan is *Willoughby Local Environmental Plan 2012 (Amendment No 10)*.

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 2–4 and 6, DP 270714, 1–3 and 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 at the end of clause 4.4A:

- (22) The maximum floor space ratio for a building on land identified as “Area 19” on the Floor Space Ratio Map may exceed 1:1 if:
 - (a) the site area exceeds 1,000 square metres, and
 - (b) the floor space ratio will not exceed 1.5:1, and
 - (c) the site coverage will not exceed 60% of the site area.
- (23) The maximum floor space ratio for a building on land identified as “Area 20” on the Floor Space Ratio Map may exceed 1:1 if:
 - (a) the site area exceeds 12,000 square metres, and
 - (b) the floor space ratio will not exceed 4.5:1, and
 - (c) the site coverage will not exceed 60% of the site area.

[2] Clause 6.22 Business and office premises at Broadcast Way, Artarmon

Insert “2 Broadcast Way, Artarmon, being Lot 6, DP 270714 and” after “land at” in clause 6.22 (1).

[3] Clause 6.22 (2)

Insert “the consent authority is satisfied that” after “unless”.

[4] Clause 6.22 (2) (a) and (b)

Omit the paragraphs. Insert instead:

- (a) each business or office premises will have a gross floor area of at least 1,200 square metres for each individual occupier, and
- (b) the development will not detrimentally affect the viability of the Chatswood or St Leonards central business districts.