



New South Wales

# **Willoughby Local Environmental Plan 2012 (Amendment No 12)**

under the

**Environmental Planning and Assessment Act 1979**

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

**STEPHEN MURRAY**

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 12)*.

### **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 certain land at 12 Frederick Street, St Leonards that comprises part of Lot 1, DP 591747.

### **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 local plan-making authority on the making of this Plan.

### **5 Amendment of Willoughby Local Environmental Plan 2012**

#### **(1) Clause 4.4A Exceptions to floor space ratio**

Insert after clause 4.4A (23):

- (24) The maximum floor space ratio for a building on land identified as “Area 15” on the Floor Space Ratio Map may exceed 1:1 if the site area exceeds 1,000 square metres and:
- (a) in the case of buildings that are, or are part of, a hospital—the floor space ratio will not exceed 3:1, or
  - (b) in any other case:
    - (i) the floor space ratio will not exceed 1.5:1, and
    - (ii) the site coverage will not exceed 45% of the site area.

#### **(2) Schedule 1 Additional permitted uses**

Insert after clause 73:

##### **74 Use of certain land at 12 Frederick Street, St Leonards**

- (1) This clause applies to certain land at 12 Frederick Street, St Leonards that comprises part of Lot 1, DP 591747, identified as “Area 15” on the Floor Space Ratio Map.
- (2) Development for the purpose of a hospital is permitted with development consent.