



New South Wales

Willoughby Local Environmental Plan 2012 (Amendment No 16)

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*.

MALCOLM McDONALD

As delegate for the Minister for Planning and Public Spaces

Willoughby Local Environmental Plan 2012 (Amendment No 16)

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1 Name of Plan

This Plan is *Willoughby Local Environmental Plan 2012 (Amendment No 16)*.

2 Commencement

This Plan commences on 1 March 2022 and is required to be published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to land to which *Willoughby Local Environmental Plan 2012* applies and, in particular, to Lot 2, DP 1035379, 61A Albert Avenue, Chatswood.

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.

Schedule 1 Amendment of Willoughby Local Environmental Plan 2012

[1] Clause 4.3A Exceptions to height of buildings

Omit “Chatswood Park and Oval,” from clause 4.3A(8).

[2] Clause 4.3A(9) and (10)

Insert after clause 4.3A(8)—

- (9) Development consent must not be granted to development that results in additional overshadowing of Chatswood Oval at mid-winter between 11am and 2pm.
- (10) Development results in additional overshadowing of Chatswood Oval if the overshadowing of Chatswood Oval is greater after the development is carried out than the overshadowing of Chatswood Oval caused by buildings on the commencement of subclause (9).

[3] Clause 4.6 Exceptions to development standards

Insert after clause 4.6(8)(ca)—

- (cb) clause 6.24(3).

[4] Clause 6.24

Insert after clause 6.23—

6.24 61A Albert Avenue, Chatswood

- (1) This clause applies to land identified as “Area 13” on the Special Provisions Area Map (the *subject land*).
- (2) Development for the following purposes is permitted with development consent—
 - (a) amusement centres,
 - (b) shop top housing.
- (3) Development consent must not be granted under subclause (2)(b) unless the floor space ratio of retail premises or business premises on the subject land is equal to or greater than 7.68:1.
- (4) Clause 5.6 does not apply to a building on the subject land.
- (5) Development consent must not be granted to development for the purposes of serviced apartments on the subject land.

[5] Schedule 1, clause 14, heading

Omit “the Mandarin Centre, 65 Albert Avenue and”.

[6] Schedule 1, clause 14(1)

Omit the subclause. Insert instead—

- (1) This clause applies to land at the Westfield shopping centre, 28 Victor Street and 49–51 Albert Avenue, Chatswood, being Lots 1 and 2, DP 879701.