



New South Wales

Willoughby Local Environmental Plan 2012 (Amendment No 17)

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*.

IAN ARNOTT, PLANNING MANAGER, PLACE & INFRASTRUCTURE
WILLOUGHBY CITY COUNCIL
As delegate for the local plan-making authority

Willoughby Local Environmental Plan 2012 (Amendment No 17)

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1 Name of Plan

This Plan is *Willoughby Local Environmental Plan 2012 (Amendment No 17)*.

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 land to which *Willoughby Local Environmental Plan 2012* applies, including 1A–29 Bowen Street and 6–18 Moriarty Road, 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 4.4 Floor Space Ratio

Omit clause 4.4(2A)(b). Insert instead—

- (b) part of the floor area of a building is taken not to be part of the gross floor area of the building for determining the maximum floor space ratio of the building if it—
 - (i) is to be used for community facilities, or
 - (ii) is a heritage item, or
 - (iii) is to be used for affordable housing purposes and is on land identified as “Area 3” on the Special Provisions Area Map.

[2] Clause 6.10, heading

Omit the heading. Insert instead—

6.10 Minimum lot sizes for certain residential accommodation

[3] Clause 6.10(5)

Insert after clause 6.10(4)—

- (5) Despite subclause (2), development consent may be granted to development for the purposes of shop top housing and residential flat buildings on a lot in an area identified as “Area 13” on the Special Provisions Area Map if the lot size is at least 6,000 square metres.