



New South Wales

Willoughby Local Environmental Plan 2012 (Amendment No 35)

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*.

MITCHELL NOBLE, HEAD OF PLANNING
WILLOUGHBY CITY COUNCIL
As delegate for the local plan-making authority

Willoughby Local Environmental Plan 2012 (Amendment No 35)

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1 Name of plan

This plan is *Willoughby Local Environmental Plan 2012 (Amendment No 35)*.

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 5–7, DP 809, 92–96 Victoria Avenue, North Willoughby.

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

Insert after section 4.3A(6)—

- (7) The maximum height of a building used for the purposes of multi dwelling housing on land at 92–96 Victoria Avenue, North Willoughby, identified as “Area 5” on the Height of Buildings Map, is 10m.

[2] Clause 4.4A Exceptions to floor space ratio

Insert after section 4.4A(11)—

- (12) The maximum floor space ratio of a building used for the purposes of multi dwelling housing on land at 92–96 Victoria Avenue, North Willoughby, identified as “Area 22” on the Floor Space Ratio Map, is 1:1.

[3] Clause 6.10 Minimum lot sizes for certain residential accommodation

Insert after section 6.10(5)—

- (6) Despite subclause (2), development consent must not be granted to development for the purposes of multi dwelling housing on land at 92–96 Victoria Avenue, North Willoughby, identified as “Area 9” on the Special Provisions Area Map, unless the size of the lot is at least 2,500m².

[4] Schedule 1 Additional permitted uses

Insert at the end of the schedule, with appropriate clause numbering—

Use of certain land at 92–96 Victoria Avenue, North Willoughby

- (1) This clause applies to Lots 5–7, DP 809, 92–96 Victoria Avenue, North Willoughby.
- (2) Development for the purposes of multi dwelling housing is permitted with development consent.