New South Wales

Willoughby Local Environmental Plan 2012 (Amendment No 37)

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*.

ELEANOR ROBERTSON
As delegate for the Minister for Planning and Public Spaces

Willoughby Local Environmental Plan 2012 (Amendment No 37)

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1   Name of plan

This plan is *Willoughby Local Environmental Plan 2012 (Amendment No 37)*.

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 land to which *Willoughby Local Environmental Plan 2012* applies.

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 4.4A Exceptions to floor space ratio

Omit clause 4.4A(2). Insert instead—

(2)   The maximum floor space ratio for a building on land specified in the table to this subclause is the ratio determined in accordance with the table.

Zone	Area	Site area	Maximum floor space ratio
Zone R2	Area 1	≥500m^2 and <600m^2	0.45:1
Zone R2	Area 1	≥600m^2 and <700m^2	0.43:1
Zone R2	Area 1	≥700m^2 and <800m^2	0.41:1
Zone R2	Area 1	≥800m^2	0.40:1
Zone R2	Area 1, Area 3	<200m^2	0.65:1
Zone R2	Area 1, Area 3	≥200m^2 and <300m^2	0.55:1
Zone R2	Area 1, Area 3	≥300m^2 and <400m^2	0.50:1
Zone R2	Area 1, Area 3	≥400m^2 and <500m^2	0.47:1
Zone R2	Area 3	≥500m^2	0.45:1
Zone E2	Area 10	>3,900m^2	2.5:1
Zone E3	Area 7	>1,000m^2	2.5:1
Zone E3	Area 9	>1,140m^2	3.7:1
Zone E3	Area 13	>1,000m^2	3.5:1
Zone E3	Area 15	>12,000m^2	4.5:1
Zone E4	Area 5	>1,000m^2	1.5:1
Zone E4	Area 6	>1,000m^2	2:1
Zone E4	Area 14	>1,000m^2	1.5:1
Zone E4	Area 17	>1,000m^2	2:1

[2]   Clause 4.4A(4) and (5)

Insert "in Zone C4 Environmental Living" after "land" wherever occurring.

[3]   Clause 4.4A(6)

Insert "on land in Zone E4 General Industrial" after "ratio for a building".

[4]   Clause 4.4A(7)

Insert "on land in Zone E2 Commercial Centre" after "ratio for a building".

[5]   Clause 4.4A(8) and (9)

Insert "on land in Zone E1 Local Centre" after "a building" wherever occurring.

[6]   Clause 6.15 Sun access

Omit clause 6.15(1). Insert instead—

> (1)   Development consent must not be granted to development on land in Zone E2 Commercial Centre or Zone MU1 Mixed Use that results in additional overshadowing on the following land at mid-winter between midday and 2pm—
>
> > (a)   Chatswood Garden of Remembrance,
> >
> > (b)   Chatswood Tennis Club and Croquet Club,
> >
> > (c)   Victoria Avenue and Concourse Open Space.

[7]   Clause 6.15(2)

Omit "land identified as "Area 2" on the Sun Access Protection Map".

Insert instead "Chatswood Oval".

[8]   Clause 6.15(3)

Omit "identified as "Area 3" on the Sun Access Protection Map".

Insert instead "in the South Chatswood Conservation Area".

[9]   Clause 6.15(4)

Omit "12pm". Insert instead "midday".

[10]   Clause 6.15(5)

Insert after clause 6.15(4)—

> (5)   In this clause—
>
> *Chatswood Garden of Remembrance* means land identified as "Area 1" on the Sun Access Protection Map.
>
> *Chatswood Oval* means land identified as "Area 2" on the Sun Access Protection Map.
>
> *Chatswood Tennis Club and Croquet Club* means land identified as "Area 4" on the Sun Access Protection Map.
>
> *South Chatswood Conservation Area* means land identified as "Area 3" on the Sun Access Protection Map.
>
> *Victoria Avenue and Concourse Open Space* means land identified as "Area 5" on the Sun Access Protection Map.