

FACT SHEET – PROPOSED HOUSEKEEPING CHANGES TO WILLOUGHBY LOCAL ENVIRONMENTAL PLAN 2012

EXHIBITION

Willoughby Local Environmental Plan 2012 (WLEP 2012)

The objective of the Housekeeping Planning Proposal (PP) is to amend WLEP 2012 by correcting minor anomalies and inconsistencies to existing provisions and maps, updating property descriptions and clarifying existing clauses where uncertainty has arisen.

Reasons for changes:

- Improves clarity,
- Better consistency with Council's strategic directions,
- Avoids sub optimal outcomes,
- Improves Council's ability to advocate compliance,
- Streamlines development application process and
- Fewer enquiries and less time spent on negotiating or interpreting compliance with controls

The following provides a summary of the proposed LEP changes. Further detail on these can be viewed in the Planning Proposal.

Clause 6.7 Active street frontages

Properties seeking to develop a non-residential (other than commercial) use at ground level are affected by this change if they are located on the LEP Active Street Frontages Map.

This clause seeks to ensure areas identified in the LEP as requiring an active frontage are not undermined by residential development. However, the wording of the clause is too limited noting there are appropriately active non-residential land uses other than "commercial" land uses that meet the intent of the clause. These uses may include community uses.

This responds to feedback received from recent development applications and related court matters.

Schedule 1 – Lot and DP / Address updates

Properties affected by this are already listed in Schedule 1. The proposed changes are to update lots and DPs where consolidation of lots or subdivision has taken place. The intention is only to update with the correct property details.

Properties affected are (clause number included below):

- 3 - Use of certain land at Jersey Road, Artarmon (corner Hampden Road)
- 9 - Use of certain land at 12 Charles Street, Castlecrag
- 13 - Use of certain land at Albert Avenue and Thomas Street, Chatswood (79 Albert Avenue and 18 Thomas Street)

- 15 - Use of certain land at 35A–41 Anderson Street and 9 and 9A Kirk Street, Chatswood
- 20 - Use of certain land at 28–32 Chatswood Avenue, Chatswood
- 25 - Use of certain land at 3–21 Malvern Avenue, 2–32 and 9–11 Havilah Street and 103 Archer Street, Chatswood
- 26 - Use of certain land at 655A Pacific Highway, Chatswood
- 30 - Use of certain land at 311–313 Victoria Avenue, Chatswood
- 37 - Use of certain land at 2B, 2–14 Northcote Street, St Leonards
- 46 - Use of certain land at 30 William Street and 83 Macquarie Street, East Roseville
- 50 - Use of certain land in Zone E4 in St Leonards and Artarmon
- 55 - Use of certain land at Borlaise Street, Willoughby
- 63 - Use of certain land at 132–134 Penshurst Street, Willoughby
- 72 - Use of certain land at 10 Herbert Street, St Leonards
- 73 - Use of certain land at 17 Smith Street, Chatswood
- 74 - Use of certain land at 12 Frederick Street, St Leonards

Map Changes

Design Excellence

Include an employment zoned land located on Willoughby Road, Naremburn into the LEP map for design excellence (incorrectly left out).

- Properties affected -174 – 220 Willoughby Road Naremburn

Zoning map

Correct zoning and controls of RE1 Public Recreation zone Council owned land at Gordon Avenue Chatswood.

- Property affected – 2A Gordon Avenue Chatswood.

Minor map adjustments

Small changes a few sites in relation to the Height of Building and Floor Space Ratio maps to ensure match the extent of the entire property.

Properties affected:

- 34 Albert Avenue
- 32A, 32, 30 Bertram Street
- 31-33, 35 Archer St