



New South Wales

Sydney Regional Environmental Plan No 28—Parramatta (Amendment No 3)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Urban Affairs and Planning, make the following regional environmental plan under the *Environmental Planning and Assessment Act 1979*.
(P01/00060/PC)

ANDREW REFSHAUGE, M.P.,

Minister for Urban Affairs and Planning

2001 No 620

Clause 1 Sydney Regional Environmental Plan No 28—Parramatta (Amendment No 3)

Sydney Regional Environmental Plan No 28—Parramatta (Amendment No 3)

1 Name of plan

This plan is *Sydney Regional Environmental Plan No 28—Parramatta (Amendment No 3)*.

2 Aims of plan

This plan aims:

- (a) to refine the planning controls that apply to the Prince Alfred Park Special Area under *Sydney Regional Environmental Plan No 28—Parramatta*, and
- (b) to extend the restriction on residential development in part of the City Core zone under that plan for a period of six months, and
- (c) to clarify the definition of *floor space area* in that plan, and
- (d) to provide that where a masterplan is required under that plan, Council-owned land that is being used for public access purposes, roads and laneways may be considered in the calculation of floor space ratios for the purposes of that plan, and
- (e) to correct the boundary of the Retail Core zone in the City Centre Precinct.

3 Land to which plan applies

This plan applies to land known as the Parramatta Primary Centre, as shown on the Primary Centre and Precincts Map, within the meaning of *Sydney Regional Environmental Plan No 28—Parramatta*. That land is predominantly within the City of Parramatta and partly within the City of Holroyd.

4 Amendment of Sydney Regional Environmental Plan No 28—Parramatta

Sydney Regional Environmental Plan No 28—Parramatta is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 17 City Core zone

Insert “and six months” after “two years” in clause 17 (2) (d).

[2] Clause 27 Floor space ratios

Insert at the end of clause 27 (2) (b):

This paragraph does not apply to land for which a masterplan is required under this plan.

[3] Clause 28 Special Areas

Omit clause 28 (2) (b) (v). Insert instead:

- (v) whether the development is consistent with any conservation management plan for the Special Area available from the Heritage Office,
- (vi) whether the development takes advantage of opportunities to share car parking facilities in the Special Area, so as to reduce the overall number of car parking spaces required in that Area,
- (vii) whether the development improves pedestrian amenity and pedestrian links through the Special Area.

[4] Schedule 1 Dictionary

Insert “Sydney Regional Environmental Plan No 28—Parramatta (Amendment No 3)—Parramatta City Centre Floor Space Ratio Map” at the end of the definition of *City Centre Floor Space Ratio Map*.

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Schedule 1 Amendments

[5] Schedule 1, definition of “City Centre Height Map”

Insert at the end of the definition:

, as amended by the maps (or specified sheets of the maps) marked as follows:

Sydney Regional Environmental Plan No 28—Parramatta (Amendment No 3)—Parramatta City Centre Height Map

[6] Schedule 1, definition of “City Centre Special Areas Map”

Insert at the end of the definition:

Sydney Regional Environmental Plan No 28—Parramatta (Amendment No 3)—Parramatta City Centre Special Areas Map

[7] Schedule 1, definition of “City Centre Zoning Map”

Insert at the end of the definition:

Sydney Regional Environmental Plan No 28—Parramatta (Amendment No 3)—Parramatta City Centre Zoning Map

[8] Schedule 1, definition of “Floor space area”

Insert “(for above ground parking, the floor space area is measured at the inner side of the car safety barrier at the perimeter of the building)” after “above ground parking”.

BY AUTHORITY