



New South Wales

Sydney Regional Environmental Plan No 28—Parramatta (Amendment No 4)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the
Environmental Planning and Assessment Act 1979. (P01/00355/PC)

ANDREW REFSHAUGE, M.P.,

Minister for Planning

2002 No 124

Clause 1 Sydney Regional Environmental Plan No 28—Parramatta (Amendment No 4)

Sydney Regional Environmental Plan No 28—Parramatta (Amendment No 4)

1 Name of plan

This plan is *Sydney Regional Environmental Plan No 28—Parramatta (Amendment No 4)*.

2 Aims of plan

- (1) This plan aims:
 - (a) to ensure that there is adequate commercial capacity within the City Centre Precinct under *Sydney Regional Environmental Plan No 28—Parramatta* (the Regional Plan) to accommodate the future growth of the Parramatta City Centre, and
 - (b) to ensure that there is a consolidated commercial core in the Parramatta City Centre, and
 - (c) to provide certainty about where residential development is permitted within the City Centre Precinct.
- (2) This plan also corrects a minor anomaly in the Regional Plan relating to multi-unit housing.

3 Land to which plan applies

To the extent that this plan relates to the aims set out in clause 2 (1), it applies to all land within the City Centre Precinct under *Sydney Regional Environmental Plan No 28—Parramatta*.

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

Omit “, for a period of two years and six months from the appointed day” from clause 17 (2) (d).

[2] Clause 29H James Ruse Drive Mixed Use zone

Omit “multi-unit dwellings” from clause 29H (2) (b).
Insert instead “multi-unit housing”.

[3] Schedule 1 Dictionary

Insert in appropriate order in the definition of *City Centre Zoning Map*:
Sydney Regional Environmental Plan No 28—Parramatta
(Amendment No 4)—Parramatta City Centre Zoning Map