



New South Wales

# **Parramatta Local Environmental Plan 2001 (Amendment No 13)**

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*. (SRW0000582/PC)

FRANK SARTOR, M.P.,  
Minister for Planning

## **2007 No 232**

Clause 1 Parramatta Local Environmental Plan 2001 (Amendment No 13)

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## **Parramatta Local Environmental Plan 2001 (Amendment No 13)**

under the

Environmental Planning and Assessment Act 1979

### **1 Name of plan**

This plan is *Parramatta Local Environmental Plan 2001 (Amendment No 13)*.

### **2 Aims of plan**

The aim of this plan is to amend *Parramatta Local Environmental Plan 2001* as follows:

- (a) to clarify controls on, and increase, the distance provided for in that plan between brothels and residential areas,
- (b) to prohibit brothels in the 3A Centre Business Zone and in certain areas of the 4 Employment Zone,
- (c) to introduce additional controls over brothel signage and visibility,
- (d) to prescribe bushland hazard reduction and tree removal or pruning as development that is permissible without consent within the 7 Environment Protection (Bushland) Zone.

### **3 Land to which plan applies**

This plan applies to all land to which *Parramatta Local Environmental Plan 2001* applies.

### **4 Amendment of Parramatta Local Environmental Plan 2001**

*Parramatta Local Environmental Plan 2001* is amended as set out in Schedule 1.

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## Schedule 1 Amendments

(Clause 4)

**[1] Clause 16 What development is allowed or prohibited by zoning?**

Omit “brothels” from item 4 of the matter relating to the 3A Centre Business Zone in the Table to the clause.

**[2] Clause 16, Table**

Omit “Nil” from item 3 of the matter relating to the 7 Environment Protection (Bushland) Zone.

Insert instead:

bushland hazard reduction

tree removal or pruning by the Council or its authorised agents

**[3] Clause 24 Brothels**

Omit clause 24 (1) (a). Insert instead:

- (a) on any land zoned residential or within 200 metres (measured from the boundary of the allotment upon which the brothel is proposed) of residences or any land zoned residential, or

**[4] Clause 24 (1) (c) and (d)**

Omit clause 24 (1) (c). Insert instead:

- (c) within 50 metres (measured from the boundary of the allotment upon which the brothel is proposed) of a public transport facility, being a railway station entrance, bus stop, taxi rank, ferry terminal or the like, or
- (d) in the following areas of the 4 Employment Zone, as shown marked with diagonal hatching on the zoning map:
  - (i) Wellington Road, South Granville,
  - (ii) Everley Road, South Granville,
  - (iii) Factory Street, Clyde,
  - (iv) Edgar Buggy Street, Guildford,
  - (v) Ruby Street, Guildford,
  - (vi) Cowper Street, Granville,
  - (vii) Ferndell Street, South Granville.

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Schedule 1 Amendments

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### [5] Clause 24 (2) (e) and (f)

Insert after clause 24 (2) (d):

- (e) whether any signage related to the premises will be of a size, shape and content that interferes with the amenity of the locality,
- (f) whether part of the brothel, other than an access corridor to the brothel, is visible from a public place or shopping centre.

### [6] Part 4

Insert at the end of Part 4 (with appropriate clause numbering):

**Savings for development applications lodged before commencement of Parramatta Local Environmental Plan 2001 (Amendment No 13)**

- (1) A development application that was lodged with the consent authority, but that was not finally determined, before the commencement of the amending plan is to be determined as if the amending plan had been exhibited but had not been made.
- (2) In this clause:  
*the amending plan* means *Parramatta Local Environmental Plan 2001 (Amendment No 13)*.

BY AUTHORITY

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