



New South Wales

Parramatta Local Environmental Plan 2011 (Amendment No 8)

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*.

GREG DYER, CHIEF EXECUTIVE OFFICER, PARRAMATTA CITY COUNCIL
As delegate for the Minister for Planning

Parramatta Local Environmental Plan 2011 (Amendment No 8)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Parramatta Local Environmental Plan 2011 (Amendment No 8)*.

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 *Parramatta Local Environmental Plan 2011* applies.

4 Maps

Each map adopted by *Parramatta Local Environmental Plan 2011* that is specified in Column 1 of the following table is declared by this Plan to be amended or replaced, as the case requires, by the map specified opposite in Column 2 of the table as approved by the Minister on the making of this Plan:

Column 1	Column 2
Name of map being amended or replaced	Name of amending or replacement map
Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_003_010_20131129)	Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_003_010_20140130)
Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_004_010_20131129)	Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_004_010_20140130)
Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_009_010_20131129)	Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_009_010_20140130)
Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_010_010_20140313)	Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_010_010_20140327)
Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_011_010_20110603)	Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_011_010_20140130)
Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_013_010_20110602)	Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_013_010_20140530)

Column 1	Column 2
Name of map being amended or replaced	Name of amending or replacement map
Parramatta Local Environmental Plan 2011 Heritage Map (6250_COM_HER_001_010_20110603)	Parramatta Local Environmental Plan 2011 Heritage Map (6250_COM_HER_001_010_20140130)
Parramatta Local Environmental Plan 2011 Heritage Map (6250_COM_HER_003_010_20130923)	Parramatta Local Environmental Plan 2011 Heritage Map (6250_COM_HER_003_010_20140130)
Parramatta Local Environmental Plan 2011 Heritage Map (6250_COM_HER_009_010_20131015)	Parramatta Local Environmental Plan 2011 Heritage Map (6250_COM_HER_009_010_20140327)
Parramatta Local Environmental Plan 2011 Heritage Map (6250_COM_HER_010_010_20140121)	Parramatta Local Environmental Plan 2011 Heritage Map (6250_COM_HER_010_010_20140213)
Parramatta Local Environmental Plan 2011 Heritage Map (6250_COM_HER_014_010_20130621)	Parramatta Local Environmental Plan 2011 Heritage Map (6250_COM_HER_014_010_20140130)
Parramatta Local Environmental Plan 2011 Heritage Map (6250_COM_HER_016_010_20131106)	Parramatta Local Environmental Plan 2011 Heritage Map (6250_COM_HER_016_010_20140130)
Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_004_010_20131129)	Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_004_010_20140130)
Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_010_010_20131129)	Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_010_010_20140130)
Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_011_010_20110603)	Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_011_010_20140130)
Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_015_010_20120502)	Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_015_010_20140130)
Parramatta Local Environmental Plan 2011 Land Reservation Acquisition Map (6250_COM_LRA_006_010_20110602)	Parramatta Local Environmental Plan 2011 Land Reservation Acquisition Map (6250_COM_LRA_006_010_20140130)
Parramatta Local Environmental Plan 2011 Land Reservation Acquisition Map (6250_COM_LRA_010_010_20131129)	Parramatta Local Environmental Plan 2011 Land Reservation Acquisition Map (6250_COM_LRA_010_010_20140130)
Parramatta Local Environmental Plan 2011 Lot Size Map (6250_COM_LSZ_004_010_20131129)	Parramatta Local Environmental Plan 2011 Lot Size Map (6250_COM_LSZ_004_010_20140130)
Parramatta Local Environmental Plan 2011 Lot Size Map (6250_COM_LSZ_010_010_20131129)	Parramatta Local Environmental Plan 2011 Lot Size Map (6250_COM_LSZ_010_010_20140130)

Column 1	Column 2
Name of map being amended or replaced	Name of amending or replacement map
Parramatta Local Environmental Plan 2011 Lot Size Map (6250_COM_LSZ_013_010_20110602)	Parramatta Local Environmental Plan 2011 Lot Size Map (6250_COM_LSZ_013_010_20140130)
Parramatta Local Environmental Plan 2011 Lot Size Map (6250_COM_LSZ_014_010_20120503)	Parramatta Local Environmental Plan 2011 Lot Size Map (6250_COM_LSZ_014_010_20140130)
Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_001_010_20120502)	Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_001_010_20140130)
Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_003_010_20140313)	Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_003_010_20140327)
Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_004_010_20130726)	Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_004_010_20140130)
Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_008_010_20110602)	Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_008_010_20140130)
Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_009_010_20140313)	Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_009_010_20140327)
Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_010_010_20140313)	Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_010_010_20140327)
Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_011_010_20110602)	Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_011_010_20140130)
Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_013_010_20110616)	Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_013_010_20140130)
Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_014_010_20140313)	Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_014_010_20140327)
Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_017_010_20120502)	Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_017_010_20140130)

Schedule 1 Amendment of Parramatta Local Environmental Plan 2011

[1] Clause 4.1A Minimum lot sizes for dual occupancies

Omit the clause.

[2] Clause 5.1 Relevant acquisition authority

Omit “Roads and Traffic Authority” from the table to clause 5.1 (2).

Insert instead “Roads and Maritime Services”.

[3] Clause 5.3 Development near zone boundaries

Omit clause 5.3 (2). Insert instead:

- (2) This clause applies to land that is within 1 metre of any zone boundary.

[4] Clause 6.1 Acid sulfate soils

Omit clause 6.1 (6) (a). Insert instead:

- (a) the works involve the disturbance of less than 1 tonne of soil, and

[5] Clause 6.11

Insert after clause 6.10:

6.11 Dual occupancies on land in Zones R2, R3 and R4

- (1) Development consent may only be granted to development for the purpose of a dual occupancy on a lot in Zone R2 Low Density Residential, Zone R3 Medium Density Residential or Zone R4 High Density Residential if the lot has an area of not less than 600 square metres.
- (2) Without limiting subclause (1), development consent may only be granted to development for the purpose of a dual occupancy (detached) on land in Zone R2 Low Density Residential, Zone R3 Medium Density Residential or Zone R4 High Density Residential if the land:
- (a) contains a heritage item, or
- (b) contains 2 street frontages.
- (3) Despite any other provision of this Plan, development consent must not be granted to development for the purpose of a dual occupancy on land shown coloured purple and edged heavy black on the Dual Occupancy Prohibition Map.

[6] Schedule 5 Environmental heritage

Omit “Lot 39, DP 270441” from the property description for item number I52 in Part 1.

Insert instead “Part Lot 1 and Lot 5, DP 270605”.

[7] Schedule 5, Part 1

Omit “Lot 1, DP 743777” from the property description for item number I391.

Insert instead “Lot 11, DP 1156172”.

[8] Schedule 5, Part 1

Omit the matter relating to item number I454.

[9] Schedule 5, Part 3

Omit the matter relating to item number A1.

Insert instead:

Old Toongabbie (and Winston Hills)	Toongabbie Government Farm Archaeological Site	62 Oakes Road (Toongabbie Creek near Oakes Road), Old Toongabbie; 113 Goliath Avenue, Winston Hills	Lot 7016, DP 1031216; Lot 7018, DP 1031217; Lot 18, DP 230547; Lots 222, 223 and 225, DP 234686; Lots 2 and 3, DP 551352; Part Lot 1, DP 780050	State	A01903
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[10] Dictionary

Omit the definition of *Minimum Lot Sizes for Dual Occupancy Development Map*.

[11] Dictionary

Insert in alphabetical order:

Dual Occupancy Prohibition Map means the Parramatta Local
Environmental Plan 2011 Dual Occupancy Prohibition Map.