



New South Wales

Parramatta City Centre Local Environmental Plan 2007 (Amendment No 9)

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*.

SIMON MANOSKI

As delegate for the Minister for Planning

Parramatta City Centre Local Environmental Plan 2007 (Amendment No 9)

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1 Name of Plan

This Plan is *Parramatta City Centre Local Environmental Plan 2007 (Amendment No 9)*.

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 Lot 15, DP 651039, Lot 16, DP 12623, Lot 114, DP 129484, Lot 20, DP 732622, and Lot 10, DP 733044, Church Street and Lot B, DP 304570, Early Street, Parramatta.

4 Maps

The maps adopted by *Parramatta City Centre Local Environmental Plan 2007* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

Schedule 1 Amendment of Parramatta City Centre Local Environmental Plan 2007

Clause 22I

Insert after clause 22H:

22I Church and Early Streets

- (1) This clause applies to the following land:
 - (a) 83 Church Street, Parramatta, being Lot 10, DP 733044 and 44 Early Street, Parramatta, being Lot B, DP 304570 (*Site 1*),
 - (b) 63 Church Street, Parramatta, being Lot 20, DP 732622 (*Site 2*).
- (2) The objectives of this clause are to ensure that the development on Site 1 and Site 2:
 - (a) provides employment opportunities in the precinct by ensuring that a minimum proportion of the available floor space is provided for commercial purposes, and
 - (b) does not adversely impact the amenity of the precinct by reason of the scale and bulk of the development.
- (3) Before granting development consent for development for the purposes of a new building, or extension of an existing building, on Site 1 or Site 2, the consent authority must take into account the objectives of this clause.
- (4) Development consent must not be granted for development (including staged development) for the purposes of a new building, or extension of an existing building, on Site 1 unless the following conditions are satisfied:
 - (a) at least 40% of the gross floor area of Site 1 is used for a purpose other than residential accommodation or serviced apartments,
 - (b) the floor space ratio of Site 1 is:
 - (i) if the development includes a basement to be used for commercial purposes—7.2:1,
 - (ii) in any other case—6.4:1,
 - (c) the gross floor area of each storey of a building above a height of 40 metres does not exceed 700m².
- (5) Development consent must not be granted for development (including staged development) for the purposes of a new building, or extension of an existing building, on Site 2 unless at least 40% of the gross floor area of Site 2 is used for a purpose other than residential accommodation or serviced apartments.