



New South Wales

Parramatta City Centre Local Environmental Plan 2007 (Amendment No 7)

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*.

MARCUS RAY

As delegate for the Minister for Planning

Parramatta City Centre Local Environmental Plan 2007 (Amendment No 7)

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1 Name of Plan

This Plan is *Parramatta City Centre Local Environmental Plan 2007 (Amendment No 7)*.

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 the following land at 160–182 Church Street, Parramatta:

- (a) Lot 1, DP 514282,
- (b) Lot 1, DP 731780,
- (c) part of Lots 1–3, DP 1158833,
- (d) Lot 1, DP 201075,
- (e) Lot 3, DP 510571,
- (f) part of Lot 1, DP 791300.

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

[1] Clause 9 Application of SEPPs and REPs

Insert after clause 9 (2):

- (3) *Sydney Regional Environmental Plan No 18—Public Transport Corridors* does not apply to land identified as “Area 3” on the Special Provisions Area Map.

[2] Clauses 39 and 40

Insert after clause 38A:

39 Airspace operations

- (1) The objective of this clause is to protect airspace around airports.
- (2) The consent authority must not grant development consent to development that is a **controlled activity** within the meaning of Division 4 of Part 12 of the *Airports Act 1996* of the Commonwealth unless the applicant has obtained approval for the controlled activity under regulations made for the purposes of that Division.

Note. Controlled activities include the construction or alteration of buildings or other structures that causes an intrusion into prescribed airspace (being generally airspace around airports). Controlled activities cannot be carried out without an approval granted under regulations made for the purposes of Division 4 of Part 12 of the *Airports Act 1996* of the Commonwealth.

- (3) This clause applies only to land identified as “Area 3” on the Special Provisions Area Map.

40 Use of certain land at 160–182 Church Street

- (1) Development may, with development consent, be carried out on land identified as “Area 3” on the Special Provisions Area Map, but only if the consent authority is satisfied that the gross floor area of any resulting building will not be greater than 95,000m² and of that gross floor area:
 - (a) not less than 10% will be used for common areas such as common rooms, communal gardens, corridors, foyers and recreation facilities (indoor), and
 - (b) not less than 5% will be used for private open space.
- (2) Clauses 21, 22 and 22B (6) do not apply to development permitted by subclause (1).