



New South Wales

Parramatta City Centre Local Environmental Plan 2007 (Amendment No 12)

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*.

ANDREW JACKSON

As delegate for the Minister for Planning

Parramatta City Centre Local Environmental Plan 2007 (Amendment No 12)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Parramatta City Centre Local Environmental Plan 2007 (Amendment No 12)*.

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 certain land to which *Parramatta City Centre Local Environmental Plan 2007* applies.

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 22J

Insert after clause 22I:

22J Use of certain land at 189 Macquarie Street

- (1) This clause applies to land marked “Area 4” on the Special Provisions Area Map.
- (2) Despite clauses 21, 22 and 22B (6), the consent authority may grant consent to development involving the construction of a new building or external alterations to an existing building on land to which this clause applies if:
 - (a) the design of the building or alteration is the result of an architectural design competition as required by clause 22B (4), and
 - (b) the consent authority is of the opinion that the building or alteration exhibits design excellence with regard to the design criteria specified in clause 22B (3), and
 - (c) the development continues to include a public car park on the site (the area of which is not subject to paragraphs (e) and (f)), and
 - (d) the development does not result in a building with a maximum building height that exceeds 91.3 metres above natural ground level, and
 - (e) the development does not result in a building with a maximum gross floor area that exceeds 36,000 square metres, excluding any floor space used only for private balconies and communal open space, and
 - (f) the development does not result in a building with a maximum gross floor area that exceeds 2,750 square metres that is used for the purposes of communal open space and private balconies.
- (3) In this clause:

communal open space means areas for the purpose of recreation for use by building tenants, including gymnasiums, common rooms and communal gardens.

private balcony means a balcony, terrace, deck or winter garden (whether unenclosed, partially enclosed or wholly enclosed) that is attached to a dwelling for private use.