



New South Wales

# **Parramatta Local Environmental Plan 2011 (Amendment No 10)**

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*.

**BRETT WHITWORTH**

As delegate for the Minister for Planning

## **Parramatta Local Environmental Plan 2011 (Amendment No 10)**

under the

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### **1 Name of Plan**

This Plan is *Parramatta Local Environmental Plan 2011 (Amendment No 10)*.

### **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 all the land to which *Parramatta Local Environmental Plan 2011* and *Parramatta City Centre Local Environmental Plan 2007* apply.

### **4 Maps**

The maps adopted by *Parramatta Local Environmental Plan 2011* 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 Local Environmental Plan 2011**

### **[1] Clause 1.2 Aims of Plan**

Insert after clause 1.2 (2) (l):

- (m) to protect and enhance the viability, identity and diversity of the Parramatta City Centre and recognise it as the pre-eminent centre in the Greater Metropolitan Region,
- (n) to encourage development that demonstrates efficient and sustainable use of energy and resources in accordance with ecologically sustainable development principles.

### **[2] Clause 1.8 Repeal of planning instruments applying to land**

Insert at the end of the Note to clause 1.8 (1):

*Parramatta City Centre Local Environmental Plan 2007*

### **[3] Clause 1.9 Application of SEPPs**

Omit “*Sydney Regional Environmental Plan No 28—Parramatta*” from clause 1.9 (2).

### **[4] Clause 2.1 Land use zones**

Insert after “B2 Local Centre”:

B3 Commercial Core

### **[5] Land Use Table**

Insert after the matter relating to Zone B2 Local Centre:

#### **Zone B3 Commercial Core**

##### **1 Objectives of zone**

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.
- To encourage appropriate employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To strengthen the role of the Parramatta City Centre as the regional business, retail and cultural centre, and as a primary retail centre in the Greater Metropolitan Region.
- To create opportunities to improve the public domain and pedestrian links throughout the Parramatta City Centre.
- To provide for the retention and creation of view corridors.
- To protect and enhance the unique qualities and character of special areas and heritage values within the Parramatta City Centre.
- To protect and encourage accessible city blocks by providing active street frontages, and a network of pedestrian-friendly streets, lanes and arcades.

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Building identification signs; Business identification signs; Business premises; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hospitals; Hotel or motel accommodation; Information and education facilities; Medical centres; Office premises; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Tourist and visitor accommodation

**4 Prohibited**

Any development not specified in item 2 or 3

**[6] Land Use Table (Zone B4 Mixed Use)**

Insert at the end of item 1:

- To create opportunities to improve the public domain and pedestrian links.
- To support the higher order Zone B3 Commercial Core while providing for the daily commercial needs of the locality.
- To protect and enhance the unique qualities and character of special areas within the Parramatta City Centre.

**[7] Land Use Table (Zone B4 Mixed Use)**

Insert "Light industries;" in alphabetical order in item 3.

**[8] Land Use Table (Zone B5 Business Development)**

Insert at the end of item 1:

- To provide for automotive businesses, trades and services to reinforce the existing functions of land within the zone.
- To ensure that development is arranged and carried out in a way that does not intrude on the amenity of adjoining residential areas or detract from the function of commercial development in the commercial core.

**[9] Land Use Table (Zone RE1 Public Recreation)**

Insert at the end of item 1:

- To conserve, enhance and promote the natural assets and cultural heritage significance of Parramatta Park.
- To create a riverfront recreational opportunity that enables a high quality relationship between the built and natural environment.

**[10] Clause 4.3 Height of buildings**

Insert after clause 4.3 (1) (e):

- (f) to maintain satisfactory sky exposure and daylight to existing buildings within commercial centres, to the sides and rear of tower forms and to key areas of the public domain, including parks, streets and lanes.

**[11] Clause 4.6 Exceptions to development standards**

Insert after clause 4.6 (8) (c):

- (ca) a development standard that relates to the height of a building, or a floor space ratio, in Parramatta City Centre (as referred to in clause 7.1 (1)) by more than 5%.

**[12] Clause 5.1 Relevant acquisition authority**

Insert in appropriate order in the table to clause 5.1 (2):

Zone B3 Commercial Core and marked Council  
“Local road widening”

**[13] Clause 5.1A Development on land intended to be acquired for public purposes**

Insert in appropriate order in the Table to the clause:

Zone B3 Commercial Core and marked Roads  
“Local road widening”

**[14] Part 6, heading**

Insert “—generally” at the end of the heading.

**[15] Clause 6.9 Location of sex services premises**

Omit “area, and” from clause 6.9 (1) (b). Insert instead “area.”.

**[16] Clause 6.9 (1) (c)**

Omit the paragraph.

**[17] Part 7**

Insert after Part 6:

## **Part 7 Additional local provisions—Parramatta City Centre**

### **7.1 Land to which this Part applies**

- (1) This Part applies to all land in Parramatta City Centre, as identified on the Additional Local Provisions Map.
- (2) A provision in this Part prevails over any other provision of this Plan to the extent of any inconsistency.

### **7.2 Floor space ratio**

- (1) Despite clause 4.4, the maximum floor space ratio for buildings on land for which the maximum floor space ratio shown on the Floor Space Ratio Map is specified in Column 1 of the table to this subclause is the amount specified opposite that floor space ratio in:
  - (a) if the site area for the development is less than or equal to 1,000 square metres—Column 2 of the table, or
  - (b) if the site area for the development is greater than 1,000 square metres but less than 1,800 square metres—Column 3 of the table, or

- (c) if the site area for the development is equal to or greater than 1,800 square metres—Column 4 of the table.

Column 1	Column 2	Column 3	Column 4
6:1	4:1	(4 + 2X):1	6:1
8:1	5:1	(5 + 3X):1	8:1
10:1	6:1	(6 + 4X):1	10:1

- (2) For the purposes of Column 3 of the table to subclause (2):  
 $X = (\text{the site area in square metres} - 500)/1500$
- (3) The maximum floor space ratio for any development that does not include residential accommodation on land identified as “Area 2” on the Special Provisions Area Map is as follows:
- (a) if the floor space ratio for all development on land identified as “Area 1” on that map does not exceed 2:1—11:1,
- (b) if the floor space ratio for all development on land identified as “Area 1” on that map exceeds 2:1—6:1.

### 7.3 Car parking

- (1) If development for a purpose set out in Column 1 of the table to this subclause includes a car parking space in connection with that use, the development must provide no more than the number of car parking spaces specified opposite that use in Column 2 of that table.

Column 1	Column 2
Proposed use	Maximum number of parking spaces
Child care centres	A maximum of 1 parking space to be provided for every 4 child care places
Commercial premises	A maximum of 1 parking space to be provided for every 100 square metres of gross floor area
Drive-in take away food and drink premises with seating	A maximum of 1 parking space to be provided for every 10 square metres of gross floor area or 1 parking space to be provided for every 6 seats (whichever is the lesser)
Health consulting rooms	A maximum of 1 parking space to be provided for every 300 square metres of gross floor area
Hostels and residential care facilities	A maximum of 1 parking space to be provided for every 10 beds plus 1 parking space to be provided for every 2 employees plus 1 parking space to be provided that is suitable for an ambulance
Hotel accommodation	A maximum of 1 parking space to be provided for every 5 hotel rooms or suites plus 1 parking space to be provided for every 3 employees

<b>Column 1</b>	<b>Column 2</b>
<b>Proposed use</b>	<b>Maximum number of parking spaces</b>
Motels	A maximum of 1 parking space to be provided for every 2 motel rooms or suites plus 1 parking space to be provided for every 3 employees
Multi dwelling housing: 1, 2 and 3 bedrooms	A maximum of 1 parking space to be provided for every dwelling plus 1 parking space to be provided for every 5 dwellings for visitors
Restaurants or cafes	A maximum of 1 parking space to be provided for every 10 square metres of gross floor area or 1 parking space to be provided for every 4 seats (whichever is the lesser)
Seniors housing (other than residential care facilities)	A maximum of 1 parking space to be provided for every 10 dwellings plus 1 parking space to be provided for every 10 dwellings for visitors
Shops	A maximum of 1 parking space to be provided for every 30 square metres of gross floor area
Warehouses or distribution centres	A maximum of 1 parking space to be provided for every 300 square metres of gross floor area

- (2) The number of car parking spaces to be provided under subclause (1) is to be calculated by including any existing car parking spaces.
- (3) The consent authority may approve additional car parking spaces in excess of the number of car parking spaces calculated under subclause (2), but only if the additional car parking spaces approved are to be included as part of the building's gross floor area, whether the space is below or above ground level (existing).
- (4) If the consent authority is satisfied that there are car parking spaces in excess of the requirements of the occupiers of an existing building, the consent authority may grant development consent to the use of those car parking spaces by persons other than the occupiers of the building.
- (5) Subclause (4) does not apply to a public car parking station owned by the Council.

#### **7.4 Sun access**

- (1) The objective of this clause is to protect public open space in Parramatta Square, the Lancer Barracks site and Jubilee Park from overshadowing.
- (2) This clause applies if the consent authority considers that development that is the subject of a development application is likely to cause excessive overshadowing of the public open space referred to in subclause (1).
- (3) The consent authority, in determining that development application, must take into consideration the relevant sun access plane controls specified for that land in section 4.3.3 of the Parramatta Development Control Plan.

### 7.5 Serviced apartments

- (1) Development consent must not be granted to development on land in Zone B3 Commercial Core for the purpose of the strata subdivision of a building or part of a building that is or has been used for serviced apartments.
- (2) Development consent must not be granted to development on land in Zone B4 Mixed Use for the purpose of the strata subdivision of a building or part of a building that is or has been used for serviced apartments, unless the consent authority is satisfied that the following design principles are achieved for the development as if it were a residential flat development:
  - (a) the design quality principles set out in Schedule 1 to *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development*,
  - (b) the design principles of the *Apartment Design Code* (within the meaning of that Policy).
- (3) Development consent must not be granted to development for the purpose of serviced apartments on the following land, comprising the eastern part of the land bounded by Macquarie Street, Smith Street, Darcy Street and Church Street, Parramatta:
  - (a) any part of Lot 2, DP 1192394 that is in Zone B3 Commercial Core (eastern part of Civic Place),
  - (b) Lot 1, DP 863571 (153 Macquarie Street, Parramatta),
  - (c) Lot 1, DP 1192394 (169 Macquarie Street, Parramatta),
  - (d) Lot 1, DP 1136922 (1 Smith Street, Parramatta).

### 7.6 Airspace operations

- (1) The objective of this clause is to protect airspace around airports.
- (2) This clause applies to land identified as “Area 3” on the Special Provisions Area Map.
- (3) 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 on land to which this clause applies 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 cause 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.

### 7.7 Development on land at Church and Early Streets, Parramatta

- (1) This clause applies to the following land:
  - (a) land at 83 Church Street, Parramatta, being Lot 10, DP 733044 and at 44 Early Street, Parramatta, being Lot B, DP 304570 (*Site 1*),
  - (b) land at 63 Church Street, Parramatta, being Lot 20, DP 732622 (*Site 2*).
- (2) The objectives of this clause are to ensure that development on land to which this clause applies:
  - (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) 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 does not exceed:
    - (i) if the development includes a basement to be used for commercial purposes—7.2:1, or
    - (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 700 square metres.
- (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 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.

#### **7.8 Development on land at 160–182 Church Street, Parramatta**

- (1) This clause applies to land marked “Area 3” on the Special Provisions Area Map.
- (2) Despite clauses 4.3, 4.4 and 7.10 (5), the consent authority may grant consent to development on land to which this clause applies, but only if the consent authority is satisfied that the gross floor area of any resulting building will not be greater than 95,000 square metres 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.

#### **7.9 Development on land at 189 Macquarie Street, Parramatta**

- (1) This clause applies to land marked “Area 4” on the Special Provisions Area Map.
- (2) Despite clauses 4.3, 4.4 and 7.10 (5), 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 a competitive design process as required by clause 7.10 (5), 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 7.10 (4), 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 building height that exceeds 91.3 metres above natural ground level, and
  - (e) the development does not result in a building with a 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 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.

#### **7.10 Design excellence**

- (1) The objective of this clause is to deliver the highest standard of architectural, urban and landscape design.
- (2) This clause applies to development involving the erection of a new building or external alterations to an existing building on land to which this Part applies.
- (3) Development consent must not be granted to development to which this clause applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence.
- (4) In considering whether development to which this clause applies exhibits design excellence, the consent authority must have regard to the following matters:
  - (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
  - (b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,
  - (c) whether the proposed development detrimentally impacts on view corridors,
  - (d) how the proposed development addresses the following matters:
    - (i) the suitability of the land for development,
    - (ii) the existing and proposed uses and use mix,
    - (iii) any heritage and archaeological issues and streetscape constraints or opportunities,
    - (iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
    - (v) the bulk, massing and modulation of buildings,
    - (vi) street frontage heights,
    - (vii) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,
    - (viii) the achievement of the principles of ecologically sustainable development,
    - (ix) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,
    - (x) the impact on, and any proposed improvements to, the public domain,

- (xi) the impact on any special character area,
  - (xii) achieving appropriate interfaces at ground level between the building and the public domain,
  - (xiii) excellence and integration of landscape design.
- (5) Development consent must not be granted to the following development to which this clause applies unless a competitive design process has been held in relation to the proposed development:
- (a) development in respect of a building that has, or will have, a height above ground level (existing) greater than 55 metres,
  - (b) development on a site greater than 1,000 square metres and up to 1,800 square metres seeking to achieve the maximum floor space ratio identified on the Floor Space Ratio Map, where amalgamation with adjoining sites is not physically possible,
  - (c) development having a capital value of more than \$10,000,000 on a “Key site” identified on the Key Sites Map,
  - (d) development having a capital value of more than \$100,000,000 on any other site,
  - (e) development for which the applicant has chosen such a process.
- (6) A competitive design process is not required under subclause (5) if the consent authority is satisfied that such a process would be unreasonable or unnecessary in the circumstances and that the development:
- (a) involves only alterations or additions to an existing building, and
  - (b) does not significantly increase the height or gross floor area of the building, and
  - (c) does not have significant adverse impacts on adjoining buildings and the public domain, and
  - (d) does not significantly alter any aspect of the building when viewed from public places.
- (7) If, before the commencement of this clause, the Secretary issued a certificate under clause 22B (5) of *Parramatta City Centre Local Environmental Plan 2007* for any development to which subclause (5) of this clause applies, then subclause (5) of this clause does not apply to that development.
- (8) If the design of a new building, or an external alteration to an existing building, is the winner of a competitive design process and the consent authority is satisfied that the building or alteration exhibits design excellence, it may grant development consent to the erection of the new building, or the alteration to the existing building, with:
- (a) in any case—a building height that exceeds the maximum height shown for the land on the Height of Buildings Map or an amount of floor space that exceeds the maximum floor space ratio shown for the land on the Floor Space Ratio Map (or both) by up to 15%, or
  - (b) if the proposal is for a building containing entirely non-residential floor space in Zone B4 Mixed Use—a building height that exceeds the maximum height shown for the land on the Height of Buildings Map or an amount of floor space that exceeds the maximum floor space ratio shown for the land on the Floor Space Ratio Map (or both) by up to 25%.

(9) In this clause:

***building or alteration exhibits design excellence*** means a building where the design of the building (or the design of an external alteration to the building) is the winner of a competitive design process and the consent authority is satisfied that the building or alteration exhibits design excellence.

***competitive design process*** means an architectural design competition carried out in accordance with procedures approved by the Secretary of the Department of Planning and Environment.

**[18] Schedule 1 Additional permitted uses**

Omit “consent” wherever occurring in clauses 1 (2), 2 (2), 3 (2), 4 (2), 5 (2), 6 (2), 7 (2) and 8 (2).

Insert instead “development consent”.

**[19] Schedule 1**

Insert after clause 6:

**6AA Use of certain land at Argyle Street, Parramatta**

- (1) This clause applies to land known as Parramatta Transport Interchange, Argyle Street, Parramatta, being Lots 204 and 205, DP 1095620.
- (2) Development for the purpose of a residential flat building is permitted with development consent, but only if:
  - (a) no more than 40% of the gross floor area of the building is used for the purposes of residential accommodation, and
  - (b) at least 40% of the gross floor area of the building is used for the purposes of retail premises and business premises.

**6AB Use of certain land at Church Street, Parramatta**

- (1) This clause applies to land at Church Street, Parramatta, being the land shown coloured pink, edged heavy black and identified as “2” on the Additional Permitted Uses Map.
- (2) Development for the purpose of retail premises is permitted with development consent.

**[20] Schedule 2 Exempt development**

Omit all matter relating to “**Advertisements**” and “**Clothing bins**”. Insert instead:

**Markets**

- (1) Must be carried out on land owned or managed by the Council.
- (2) Any building or other structure installed for the markets:
  - (a) must not exceed a total floor area of 20% of the site area or 350m<sup>2</sup>, whichever is the lesser, and
  - (b) must be structurally adequate, and
  - (c) must not exceed a height of 4m, and
  - (d) must be at least 3m from any property boundary, and
  - (e) must not be used for residential purposes or the storage or display of flammable or hazardous materials, and

(f) must be set up and dismantled on any day that the market is held during the hours specified in subclause (3).

(3) Must operate only between 7.00 am and 5.00 pm.

**[21] Schedule 4 Classification and reclassification of public land**

Insert in appropriate order in Part 1:

Parramatta, 331A Church Street	Lot 2, DP 791693
Parramatta, 338 Church Street	Lot 1, DP 788637
Parramatta, 346A Church Street	Lot 11, DP 846990
Parramatta, 40 Marion Street	Lots 1 and 2, DP 128775; Lot 1, DP 934330
Parramatta, 30B Phillip Street	Lot 1, DP 1106033; Lot 102, DP 1031459; Lot A, DP 421172; Lot B, DP 393866
Parramatta, 46 Phillip Street	Lot 1, DP 85028

**[22] Schedule 4, Part 2**

Insert in appropriate order:

Parramatta, 162–172 Church Street	Lot 1, DP 731780	Reservations and conditions in the Crown Grant, easement (K109056) and lease (Y857695) as noted on Certificate of Title Folio Identifier 1/731780
Parramatta, 18 Darcy Street	Lot 2, DP 549978	Reservations and conditions in the Crown Grant as noted on Certificate of Title Folio Identifier 2/549978

**[23] Schedule 5 Environmental heritage**

Insert in appropriate order in Part 1:

Parramatta	Convict drain	1, 1A and 3 Barrack Lane, 174 Church Street, 71, 83, 85 and 126–130 George Street, 72, 74, 119 and 119A Macquarie Street, 72B, 72C, 76 and 80A Phillip Street and 18 and 25 Smith Street	Lots 101 and 102, DP 1110883; Lots 10 and 12, DP 856102; Lot 1, DP 791300; Lot 100, DP 607789, SP 19718, SP 74416; Lot 12, DP 1095329; Lot 3, DP 218510; Lot H, DP 405846; Lot 1, DP 628809; Lot 1, DP 626765; Lot 2, DP 877035; Lot 1, Section 26, DP 758829, SP 75329; Lot 226, DP 1103494; Lot 1, DP 1098507; Lot 2, DP 607011	Local	I647
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Parramatta	Cottages (and potential archaeological site)	1 and 3 Barrack Lane (rear of 80–100 Macquarie Street)	Lots 101 and 102, DP 1110883	Local	I718
Parramatta	Warders cottages	1 and 3 Barrack Lane (rear of 80–100 Macquarie Street)	Lots 101 and 102, DP 1110883	State	I00709
Parramatta	Lennox House (and adjoining brick wall on footpath)	39 Campbell Street (and adjoining brick wall on footpath)	Lot 1, DP 83294	State	I00751
Parramatta	Masonic centre	47 Campbell Street	Lot 7, DP 67534	State	I648
Parramatta	Shop (former fire station)	140 Church Street	SP 78606	Local	I649
Parramatta	Parramatta Town Hall (and potential archaeological site)	182 Church Street	Part Lot 1, DP 791300	Local	I650
Parramatta	Bicentennial Square and adjoining buildings	188, 188R (part of Church Street road reserve) and 195A Church Street, 38 Hunter Street and 83 Macquarie Street	Lot 23, DP 651527; Lot 1, DP 1158833; Lot 7046, DP 93896; Lot L, DP 15108; Lot M, DP 15108	Local	I651
Parramatta	Murrays' Building (and potential archaeological site)	188 Church Street (south east corner)	Lot 23, DP 651527	Local	I652
Parramatta	St John's Anglican Cathedral	195 Church Street	Part Lot 1 and Part Lot 2, DP 1110057	State	I01805
Parramatta	St John's Parish Hall	195 Church Street	Part Lot 1 and Part Lot 2, DP 1110057	Local	I713
Parramatta	Warden's cottage (verger's cottage)	195 Church Street (adjacent to 45 Hunter Street)	Part Lot 2, DP 1110057	Local	I653
Parramatta	Centennial Memorial Clock	Bicentennial Square (opposite 196 Church Street)		Local	I654
Parramatta	Shop (and potential archaeological site)	197 Church Street	Lot 1, DP 710335	Local	I655

Parramatta	Horse parapet facade (and potential archaeological site)	198–216 Church Street and 38–46 Macquarie Street	Lot 1, DP 89790; Lot 1, DP 89558; Lot 1, DP 72798; Lot 1, DP 650150; Lots A and B, DP 404724; Lot 2, DP 627838; Lot 83, DP 1136983, SP 68158	Local	I656
Parramatta	Telstra House (former post office) (and potential archaeological site)	211 Church Street (93–93a Marsden Street)	Lot 1, DP 578322; Lots 100 and 101, DP 1052788	Local	I657
Parramatta	HMV (former Commonwealth Bank) (and potential archaeological site)	215 Church Street	Lot E, DP 15013	Local	I658
Parramatta	Former courthouse wall and sandstone cellblock (and potential archaeological site)	223 and 235 Church Street	Lots 1 and 2, DP 205570; Lot 1, DP 329431	Local	I659
Parramatta	Parramatta House (and potential archaeological site)	243 Church Street	Lot 1, DP 74622	Local	I660
Parramatta	Shop	253 Church Street	Lot B, DP 380265	Local	I661
Parramatta	Shop	255 Church Street	Lot 1, DP 587804	Local	I662
Parramatta	Shop (and potential archaeological site)	257, 259 and 261 Church Street	Lots 5 and 8, DP 239534; Lot 2, DP 527452	Local	I663
Parramatta	Shops and offices	263–265 Church Street	Lot 1, DP 136333	Local	I664
Parramatta	Westpac Bank	264 Church Street (corner of George Street)	Lot 1, DP 952497	Local	I665
Parramatta	Shop (and potential archaeological site)	267 Church Street	Lots 1 and 2, DP 400078	Local	I666
Parramatta	Shop (and potential archaeological site)	269 Church Street	Lot C, DP 185864	Local	I667

Parramatta	Shop (and potential archaeological site)	273 Church Street	Lot B, DP 324965	Local	I668
Parramatta	Shops (and potential archaeological site)	275 and 277 Church Street	Lot 2, DP 709743; Lot 2, DP 331350; Lot E, DP 340000	Local	I669
Parramatta	Shop, office (and potential archaeological site)	279 Church Street	Lot 10, DP 733123	Local	I670
Parramatta	Shop	281 Church Street	Lot 3, DP 610555	Local	I671
Parramatta	Sandstone and brick wall	286 (rear), 288 and 290 Church Street	Lot 1, DP 210616; Lot 1, DP 128501; Lot 5, DP 516126; Lot 2, DP 216665	Local	I672
Parramatta	Shop	287 Church Street	Lot 5, DP 25055	Local	I673
Parramatta	Shop	289 Church Street	Lot 4, DP 25055	Local	I674
Parramatta	Shop	291 Church Street	Lot 3, Section 24, DP 25055	Local	I675
Parramatta	Shop	293 Church Street	Lot 2, DP 25055	Local	I676
Parramatta	Shop (and potential archaeological site)	302 Church Street	Part Lot 1, DP 211499	Local	I677
Parramatta	Former ANZ Bank (and potential archaeological site)	306 Church Street	Lot 10, DP 65743	Local	I678
Parramatta	Shop	311–315 Church Street	Lot C, DP 161817; Lot 1, DP 739012	Local	I679
Parramatta	Shop	317 Church Street	Lot 1, DP 87514	Local	I680
Parramatta	Shop	321 Church Street	Lot 10, DP 541902	Local	I681
Parramatta	Shop	325 and 327 Church Street	Lot 1, DP 784451; Lot 6, DP 539787	Local	I682
Parramatta	Former David Jones department store	330 Church Street	Lots 2 and 3, DP 788637; Lot 101, DP 1031459	Local	I683
Parramatta	Lennox Bridge	Adjacent to 339, 340 and 351 Church Street		State	I00750
Parramatta	Alfred Square (and potential archaeological site)	353D Church Street	Lot 1, DP 724837	Local	I686



Parramatta	St Peter's Uniting Church and studio theatre (and potential archaeological site)	356 Church Street	Lot B, DP 154618	Local	I687
Parramatta	Anthony Malouf and Co	366 Church Street	Lot A, DP 90292	Local	I690
Parramatta	Royal Oak Hotel and stables (and potential archaeological site)	387 Church Street	Lot 1, DP 85794	Local	I691
Parramatta	Stable (and potential archaeological site)	419–423 Church Street	SP 17206	Local	I698
Parramatta	Shop	446 Church Street	Lot 1, DP 204902	Local	I692
Parramatta	Commercial building	448 Church Street	Lot 1, DP 70506	Local	I693
Parramatta	Bicycle shop	458 Church Street	Lot 711, DP 1085446	Local	I694
Parramatta	Former bakery (and potential archaeological site)	476 Church Street	Lot 3, DP 741890	Local	I695
Parramatta	Llonells	1 Cowper Street	Lot 1, DP 935059	Local	I696
Parramatta	Jeshyron	3 Cowper Street	Lot 1, DP 935060	Local	I697
Parramatta	Parramatta Railway Station	3 and 21 Darcy Street	Part Lot 1, DP 733457; Part Lot 1, DP 1116940; Part Lot 2, DP 1158833	State	I00696
Parramatta	Court house tower	12 George Street	Section 20 Townmap	Local	I699
Parramatta	Former Rural Bank	16 George Street	Lot 1, DP 68450	Local	I700
Parramatta	Marsdens Building (and potential archaeological site)	17 George Street	Lot 1, DP 598663	Local	I701
Parramatta	Woolpack Hotel (and potential archaeological site)	19 George Street	Lot 1, DP 74937	Local	I702
Parramatta	Shops (and potential archaeological site)	41–59 George Street	Lot 10, DP 858392	Local	I703

Parramatta	Civic Arcade (former theatre) (and potential archaeological site)	48 George Street	Lots 1–79, SP 159	Local	I704
Parramatta	Dr Pringle's Cottage	52 George Street	SP 21427	Local	I705
Parramatta	Roxy Cinema	69 George Street	Lots 1 and 2, DP 76080	State	I00711
Parramatta	Perth House, Moreton Bay fig tree (and potential archaeological site)	85 George Street	SP74416	State	I00155
Parramatta	Shop and office (and potential archaeological site)	90 George Street	Lot 10, DP 860245	State	I00278
Parramatta	Harrisford (and potential archaeological site)	182 George Street	Lot 1, DP 59495	State	I00248
Parramatta	Single-storey residence	32 Grose Street	Lot 32, DP 1102754	Local	I706
Parramatta	Semi-detached cottages	23 and 25 Hassall Street	Lots 1 and 2, DP 218476	Local	I708
Parramatta	Commercial Hotel	24 Hassall Street (corner of Station Street East)	Lot 23, DP 746354	Local	I707
Parramatta	Two-storey residence	42 High Street	Lot 1, DP 1003369; Lot 1, DP 81523; Lot 1, DP 81603	Local	I709
Parramatta	Attached houses	49 and 51 High Street	Lot 2, DP 530845; Lot B, DP 388388	Local	I710
Parramatta	Single-storey residence	65 High Street	Lot 48, Section 1, DP 976; Lot 1, DP 576223	Local	I711
Parramatta	Single-storey residence	67 High Street	Lot B, DP 421597	Local	I712
Parramatta	Redcoats' Mess House (and potential archaeological site)	2 Horwood Place	SP 21574	State	I00218
Parramatta	Two-storey residence	41 Hunter Street	Lot 1, DP 27310	Local	I714
Parramatta	Semi-detached cottages	49 Lansdowne Street	Lot 19, DP 12623	Local	I715

Parramatta	Kia Ora (and potential archaeological site)	62–64 Macquarie Street	Lot AY, DP 400258	Local	I716
Parramatta	Convict barracks wall	80–100 Macquarie Street	Lot 65, Section 17, DP 758829	Local	I717
Parramatta	Leigh Memorial Uniting Church	119 Macquarie Street	Lot 1, DP 628809	Local	I719
Parramatta	Arthur Phillip High School (and potential archaeological site)	175 Macquarie Street	Lots 1 and 2, DP 115296	Local	I720
Parramatta	House/Industrial	9 Marion Street	Lot 10, DP 1138238	Local	I721
Parramatta	Single-storey residence	11 Marion Street	Lot 1, DP 574174	Local	I722
Parramatta	Residence—Mona	13 Marion Street	Lot 1, DP 528361	Local	I723
Parramatta	Attached house and office	17 Marion Street	Lot 1, DP 600258	Local	I724
Parramatta	Single-storey residence	20 Marion Street	Lot 51, DP 1187894	Local	I725
Parramatta	Attached house and office	23 Marion Street	Lot 5, Section 1, DP 976	Local	I726
Parramatta	Single-storey residence	26 Marion Street	Lot 2, DP 909383	Local	I727
Parramatta	Single-storey residence	28 Marion Street	Lot 1, DP 966322	Local	I728
Parramatta	Single-storey residence	29 Marion Street	Lot 8, Section 1, DP 976; Lot 1, DP 345868	Local	I729
Parramatta	Single-storey residence	31 Marion Street	Lot 9, DP 128787	Local	I730
Parramatta	Single-storey residence	37 Marion Street	Lot 12, Section 1, DP 976	Local	I731
Parramatta	St Patrick's Cathedral, presbytery and precinct (and potential archaeological site)	1 Marist Place	Lot 1, DP 1034092	State	I00238
Parramatta	Parramatta Dam archaeological site weir	Marsden Street		Local	I732

Parramatta	Brislington property, Moreton Bay fig tree (and potential archaeological site)	164 Marsden Street	Part Lot 21 and Lot 23, DP 1173876	State	I00059 I00828
Parramatta	Parramatta Park and old government house	O'Connell Street	Lot 369, DP 752058; Lots 7054 and 7055, DP 1074335	State	I00596
Parramatta	St John's Anglican Cemetery	1 O'Connell Street	Lot 5, DP 1023282	State	I00049
Parramatta	Travellers' Rest Inn Group (and potential archaeological site)	14 O'Connell Street and 16 Hunter Street	Lot 14, DP 861082; Lot 2, DP 234243	State	I00748
Parramatta	Marsden Rehabilitation Centre (and potential archaeological site)	24 and 24A O'Connell Street and 3 Marist Place	Lot 1, DP 1112822; Lots 3 and 4, DP 1132683	State	I00826 I00771
Parramatta	Charles Street Weir	Parramatta River (adjacent to Charles Street)		Local	I733
Parramatta	Cumberland Hospital Weir	Parramatta River (adjacent to 1A and 5A Fleet Street)		Local	I734
Parramatta	Wetlands	Parramatta River		Local	I735
Parramatta	Former St Andrew's Uniting Church, hall (and potential archaeological site)	2 Phillip Street (corner of Marsden Street)	Lots 1 and 2, DP 986344	Local	I736
Parramatta	Willow Grove (and potential archaeological site)	34 Phillip Street	Lot 1, DP 569139	Local	I737
Parramatta	St George's Terrace (and potential archaeological site)	44 Phillip Street	Lot 1, DP 742271	Local	I738
Parramatta	Barnaby's Restaurant (and potential archaeological site)	64 and 66 Phillip Street	Lot 3, DP 591970; Lots 1 and 2, DP 128452	Local	I739

Parramatta	Office (and potential archaeological site)	68A and 70 Phillip Street	Lot 36, DP 1104223; SP 18038	Local	I740
Parramatta	Electricity substation (and potential archaeological site)	11c Ross Street	Lot 2, DP 234466	Local	I741
Parramatta	Single-storey residence	14 Ross Street	Lot B, DP 439568	Local	I742
Parramatta	Wine bar bistro	16 Ross Street	Lot 1, DP 834630	Local	I743
Parramatta	1st/15th Royal NSW Lancer Museum collection	2 Smith Street	Lot 396, DP 39627	State	I01824
Parramatta	Lancer Barracks group	2 Smith Street	Lot 396, DP 39627	Local	I751
Parramatta	Two-storey residence	1 Station Street West	Lot 34, Section 1, DP 976	Local	I744
Parramatta	Single-storey residence	7 Station Street West	Lot 31, Section 1, DP 976	Local	I745
Parramatta	Horse trough	Victoria Road (adjacent to 353a Church Street)		Local	I747
Parramatta	Rose and Crown Hotel (and potential archaeological site)	11 Victoria Road (corner of Sorrell Street)	Lot 1, DP 67120	Local	I746
Parramatta	Attached houses	21 Wentworth Street	Lot 7, DP 555797; Lot 5, DP 531926	Local	I748
Parramatta	Single-storey shop	105 Wigram Street	Lot 101, DP 789695	Local	I749
Parramatta	Attached houses	113 and 115 Wigram Street	Lots X and Y, DP 403345	Local	I750

**[24] Schedule 5, Part 3**

Insert in appropriate order:

Parramatta	Archaeological and terrestrial	323 Church Street	Lot 4, DP 525338; Lot 4, DP 520361	Local	A7
Parramatta	Archaeological and terrestrial	329 Church Street	Lot 1, DP 569483	Local	A8
Parramatta	Archaeological and terrestrial	331 Church Street	Lot 2, DP 535192	Local	A9
Parramatta	Archaeological and terrestrial	331A Church Street	Lot 2, DP 791693	Local	A10

Parramatta	Archaeological site	134–140 Marsden Street	Lot 1, DP 953138; Lot 1, DP 1079113; Lots 1 and 2, DP 213184; Lot 1, DP 61073; Lot 1, DP 539968; Lots 101, 102 and 103, DP 785428; Lots A, B and C, DP 82967	Local	A11
Parramatta	Parramatta Hospital archaeological site	22A O’Connell Street	Part Lot 21, DP 1173876	Local	A12

**[25] Dictionary**

Insert in alphabetical order:

***Additional Local Provisions Map*** means the Parramatta Local Environmental Plan 2011 Additional Local Provisions Map.

***Parramatta Development Control Plan*** means the *Parramatta Development Control Plan 2011*, as in force on the commencement of *Parramatta Local Environmental Plan 2011 (Amendment No 10)*.

***Special Provisions Area Map*** means the Parramatta Local Environmental Plan 2011 Special Provisions Area Map.

## **Schedule 2      Amendment of Sydney Regional Environmental Plan No 18—Public Transport Corridors**

### **Schedule 1 Land to which plan applies**

Omit “City of Parramatta”.