



New South Wales

# **Parramatta Local Environmental Plan 2011 (Amendment No 28)**

under the

**Environmental Planning and Assessment Act 1979**

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

**STEPHEN MURRAY**

As delegate for the Greater Sydney Commission

## **Parramatta Local Environmental Plan 2011 (Amendment No 28)**

under the

Environmental Planning and Assessment Act 1979

### **1 Name of Plan**

This Plan is *Parramatta Local Environmental Plan 2011 (Amendment No 28)*.

### **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 at 2–10 Phillip Street, Parramatta being Lot 1, DP 228697 and Lots 1 and 2, DP 986344.

### **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 local plan-making authority on the making of this Plan.

## Schedule 1 Amendment of Parramatta Local Environmental Plan 2011

[1] **Clause 7.6 Airspace operations**

Omit “or “Area 6”” from clause 7.6 (2). Insert instead “, “Area 6” or “Area 7””.

[2] **Clause 7.13**

Insert after clause 7.12:

**7.13 Development on land at 2–10 Phillip Street, Parramatta**

- (1) This clause applies to land marked “Area 7” on the Special Provisions Area Map.
- (2) The consent authority may, despite any other provision of this Plan, grant consent to the erection of a building on land to which this clause applies that has a floor space ratio that exceeds the maximum floor space ratio shown for the land on the Floor Space Ratio Map by an amount of up to 5.5:1, but only if the consent authority is satisfied that the additional floor area will be used only for the purposes of hotel or motel accommodation or commercial premises.
- (3) The consent authority must not grant consent to the erection of a new building on land to which this clause applies unless the consent authority is satisfied that part of the building will be used for the purposes of commercial premises and that part will have a minimum gross floor area that equates to a floor space ratio of 1:1.
- (4) Gross floor area that is to be used for the purposes of commercial premises may be counted only for the purposes of satisfying subclause (2) or (3), but not for the purposes of satisfying both those subclauses.
- (5) Despite clause 7.3, the maximum number of car parking spaces permitted for a building on land to which this clause applies is the number permitted under subclauses (6) and (7).
- (6) The maximum number of car parking spaces for residential accommodation in the building is as follows:
  - (a) 0.1 space per studio apartment,
  - (b) 0.3 space per 1 bedroom apartment,
  - (c) 0.7 space per 2 bedroom apartment,
  - (d) 1 space per 3 bedroom apartment.
- (7) The maximum number of car parking spaces for hotel or motel accommodation or commercial premises in the building is to be calculated using the following formula (but only if the building has a floor space ratio greater than 3.5:1):

$$M = (G \times A) \div (50 \times T)$$

where:

*M* is the maximum number of parking spaces, and

*G* is the gross floor area of all hotel or motel accommodation or commercial premises in the building in square metres, and

*A* is the site area in square metres, and

*T* is the total gross floor area of all buildings on the site in square metres.