



New South Wales

Parramatta Local Environmental Plan 2011 (Amendment No 27)

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 27)

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1 Name of Plan

This Plan is *Parramatta Local Environmental Plan 2011 (Amendment No 27)*.

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 land to which *Parramatta Local Environmental Plan 2011* applies.

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 6.12

Omit the heading.

Insert instead “**Design excellence—Parramatta North Urban Renewal Area**”.

[2] Clause 6.12 (8)

Omit the definitions of *architectural design competition* and *Design Excellence Guidelines*.

[3] Clauses 6.13 and 6.14

Insert after clause 6.12:

6.13 Design excellence—generally

- (1) The objective of this clause is to ensure that development exhibits design excellence that contributes to the natural, cultural, visual and built character values of Parramatta.
- (2) This clause applies to development involving the erection of a new building or external alterations to an existing building on land identified as “A” on the Design Excellence Map.
- (3) 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.
- (4) Development consent must not be granted to development to which this clause applies unless the consent authority considers that the development exhibits design excellence.
- (5) Development consent must not be granted to the following development to which this Plan applies unless an architectural design competition that is consistent with the Design Excellence Guidelines has been held in relation to the proposed development:
- (a) development in respect of a building that is, or will be, higher than 55 metres above ground level (existing),
 - (b) development having a capital value of more than \$100,000,000,
 - (c) development for which the applicant has chosen to have such a competition.
- (6) Subclause (5) does not apply if the Council certifies in writing that the development is one for which an architectural design competition is not required.
- (7) In deciding whether to grant development consent to the development application, the consent authority is to take into account the results of the architectural design competition.

6.14 Development on certain land at Granville

- (1) This clause applies to the following land at Granville:
- (a) 59 Cowper Street, being Lot 1, DP 998948,
 - (b) 61 Cowper Street, being Lot 1, DP 783581,
 - (c) 26 Good Street, being Lot 1, DP 604204,
 - (d) 32 Good Street, being Lot 1, DP 76041,
 - (e) 38 Good Street, being Lots 1, 2 and 7, Section A, DP 979437,
 - (f) 134 Parramatta Road, being Lot 1, DP 721626,
 - (g) 138 Parramatta Road, being Lots 1–6, DP 1075357,
 - (h) 142 Parramatta Road, being Lot 12, DP 575064.
- (2) Development consent must not be granted to development on land to which this clause applies involving the erection of a building unless the consent authority is satisfied that the gross floor area of the part of the building that is used for purposes other than residential accommodation will not exceed 4,000 square metres.

[4] Clause 7.10

Omit the heading. Insert instead “**Design Excellence—Parramatta City Centre**”.

[5] Dictionary

Insert the following in alphabetical order:

architectural design competition means a competitive process conducted in accordance with the Design Excellence Guidelines.

Design Excellence Guidelines means the Design Excellence Guidelines issued by the Secretary, as amended from time to time.

Design Excellence Map means the Parramatta Local Environmental Plan 2011 Design Excellence Map.