



New South Wales

Parramatta Local Environmental Plan 2011 (Amendment No 29)

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*.

MARCUS RAY

As delegate of the Greater Sydney Commission

Parramatta Local Environmental Plan 2011 (Amendment No 29)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Parramatta Local Environmental Plan 2011 (Amendment No 29)*.

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 in Parramatta:

- (a) Lot 1, DP 1041242, 220 Church Street,
- (b) Lot 1, DP 702291, 230 Church Street,
- (c) Lot B, DP 394050, 48 Macquarie Street.

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 7.2 Floor space ratio

Omit clause 7.2 (3).

[2] Clause 7.4 Sun access

Omit clause 7.4 (2) and (3). Insert instead:

- (2) The consent authority must not grant consent to development on any land if the consent authority is satisfied that the development will result in any additional overshadowing, between 12 noon and 2pm, on Parramatta Square, being the land at Parramatta Square shown with blue hatching on the Sun Access Protection Map.
- (3) If the consent authority considers that development that is the subject of a development application is likely to cause excessive overshadowing of the Lancer Barracks site or Jubilee Park, it 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 in determining that development application.
- (4) This clause applies despite clause 7.11 (2) (f).

[3] Clause 7.14

Insert after clause 7.13:

7.14 Car parking for certain land in Parramatta City Centre

- (1) This clause applies to the following land:
 - (a) Lot 1, DP 1041242, 220 Church Street, Parramatta,
 - (b) Lot 1, DP 702291, 230 Church Street, Parramatta,
 - (c) Lot B, DP 394050, 48 Macquarie Street, Parramatta.
- (2) The maximum number of car parking spaces for residential accommodation in a building on land to which this clause applies 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.
- (3) The maximum number of car parking spaces for non-residential premises in a building on land to which this clause applies 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.

G is the gross floor area of all non-residential premises in the building in square metres.

A is the site area in square metres.

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

- (4) This clause applies despite clause 7.3.