



New South Wales

Parramatta Local Environmental Plan 2011 (Amendment No 35)

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*.

CATHERINE VAN LAEREN

As delegate for the Minister for Planning and Public Spaces

Parramatta Local Environmental Plan 2011 (Amendment No 35)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Parramatta Local Environmental Plan 2011 (Amendment No 35)*.

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 at Granville:

- (a) 38 East Street, being Lot 1, DP 1009146,
- (b) 40 East Street, being Lot 1, DP 195784,
- (c) 42 East Street, being Lot 1, DP 996285.

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

Part 6 Additional local provisions—generally

Insert at the end of the Part, with appropriate clause numbering:

Development of land at 38, 40 and 42 East Street, Granville

- (1) This clause applies to the following land at Granville:
 - (a) 38 East Street, being Lot 1, DP 1009146,
 - (b) 40 East Street, being Lot 1, DP 195784,
 - (c) 42 East Street, being Lot 1, DP 996285.
- (2) In calculating the gross floor area of proposed development on land to which this clause applies for the purpose of applying a floor space ratio, the consent authority may exclude, up to a maximum of 400 square metres across the proposed development, the floor area of enclosed balconies with a frontage on to the railway line.