



New South Wales

# **Parramatta Local Environmental Plan 2011 (Amendment No 46)**

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

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### **1 Name of Plan**

This Plan is *Parramatta Local Environmental Plan 2011 (Amendment No 46)*.

### **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 14–20 Parkes Street, Harris Park, being Lot 10, DP 128882, Lots 13 and 14, DP 1077402 and Lot 2, DP 128524.

### **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 7.14 Car parking for certain land in Parramatta City Centre**

Insert at the end of clause 7.14(1), with appropriate paragraph numbering—

Lot 10, DP 128882, Lots 13 and 14, DP 1077402 and Lot 2, DP 128524,  
14–20 Parkes Street, Harris Park.

### **[2]    Part 7**

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

#### **Development on land at 14–20 Parkes Street, Harris Park**

- (1) This clause applies to land marked “Area 13” on the Special Provisions Area Map.
- (2) The consent authority must not grant consent to the erection of a new building on land to which this clause applies unless, in addition to being satisfied of the matters mentioned in clause 6.3(3) in relation to the development on the land, the consent authority is satisfied that the building—
  - (a) contains an area that is—
    - (i) located above the probable maximum flood level, and
    - (ii) connected to an emergency electricity and water supply, and
    - (iii) of sufficient size to provide refuge for all occupants of the building (including residents, workers and visitors), and
  - (b) has an emergency access point to the land that is above the 1% annual exceedance probability event, and
  - (c) is able to withstand the forces of floodwaters, debris and buoyancy resulting from a probable maximum flood event.
- (3) A word or expression used in this clause has the same meaning as it has in the *Floodplain Development Manual* (ISBN 0 7347 5476 0), published in 2005 by the NSW Government.