



New South Wales

Parramatta Local Environmental Plan 2011 (Amendment No 30)

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 30)

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1 Name of Plan

This Plan is *Parramatta Local Environmental Plan 2011 (Amendment No 30)*.

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 87 Church Street and 6 Great Western Highway, Parramatta, being Lot 1, DP 1009227 and Lot 100, DP 632636, respectively.

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 7”” from clause 7.6(2). Insert instead ““Area 7” or “Area 10””.

[2] 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 1, DP 1009227 and Lot 100, DP 632636, 87 Church Street and 6 Great Western Highway, Parramatta, respectively.

[3] Part 7 Additional local provisions—Parramatta City Centre

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

Development on land at 87 Church Street and 6 Great Western Highway, Parramatta

- (1) This clause applies to land at 87 Church Street and 6 Great Western Highway, Parramatta, being Lot 1, DP 1009227 and Lot 100, DP 632636, respectively.
- (2) The consent authority must not grant consent to the erection of a building on land to which this clause applies unless the consent authority is satisfied that—
 - (a) part of the building will be used for commercial premises, tourist and visitor accommodation, centre-based child care facilities or serviced apartments, and
 - (b) that part of the building will have a gross floor area that equates to a floor space ratio of at least 1:1.
- (3) Despite clauses 4.4 and 7.2, the consent authority may grant consent to the erection of a building on land to which this clause applies that has a floor space ratio greater than the maximum floor space ratio for the land, but only if the consent authority is satisfied that the gross floor area of that part of the building used for the purposes of residential accommodation will equate to a floor space ratio of no more than—
 - (a) 9:1, or
 - (b) in the case of a building that exhibits design excellence—10.5:1.