



New South Wales

Parramatta Local Environmental Plan 2011 (Amendment No 51)

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*.

CHRISTINE GOUGH

As delegate for the Minister for Planning and Public Spaces

Parramatta Local Environmental Plan 2011 (Amendment No 51)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Parramatta Local Environmental Plan 2011 (Amendment No 51)*.

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 Lot 1, DP 1214839, 189 Macquarie Street, Parramatta.

Schedule 1 Amendment of Parramatta Local Environmental Plan 2011

[1] Clause 7.9 Development on land at 189 Macquarie Street, Parramatta

Omit “and 7.10(5)” from clause 7.9(2). Insert instead “and 7.10(8)”.

[2] Clause 7.9(2)(d)

Omit “91.3 metres”. Insert instead “167 metres”.

[3] Clause 7.9(2)(e)

Omit “36,000 square metres”. Insert instead “60,000 square metres”.

[4] Clause 7.9(2)(e)

Omit “private balconies and communal open space”.

Insert instead “enclosed communal areas and enclosed private balconies”.

[5] Clause 7.9(2)(f)

Omit “communal open space and private balconies”.

Insert instead “enclosed communal areas and enclosed private balconies”.

[6] Clause 7.9(2A)–(2C)

Insert after clause 7.9(2)—

(2A) Despite clause 7.3, 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.

(2B) Despite clause 7.3, if a building on land to which this clause applies has a floor space ratio less than or equal to 3.5:1, the maximum number of car parking spaces for commercial premises in the building is as follows—

- (a) for office premises or business premises—1 space for every 175 square metres of gross floor area used for those purposes,
- (b) for retail premises—1 space for every 90 square metres of gross floor area used for that purpose.

(2C) Despite clause 7.3, if a building on land to which this clause applies has a floor space ratio greater than 3.5:1, the maximum number of car parking spaces for commercial premises in the building is to be calculated using the following formula—

$$M = (G \times A) \div (50 \times T)$$

where—

M is the maximum number of parking spaces.

G is the gross floor area of all commercial 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.

[7] Clause 7.9(3)

Omit the definitions of *communal open space* and *private balcony*.

Insert in alphabetical order—

enclosed communal area means an area for the purpose of recreation for use by building tenants, including gymnasiums, common rooms and enclosed communal gardens.

enclosed private balcony means an enclosed balcony, deck, terrace or winter garden that is attached to a dwelling for private use.