



New South Wales

Parramatta Local Environmental Plan 2011 (Amendment No 44)

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*.

**JONATHAN GREIG, ACTING CHIEF EXECUTIVE OFFICER
CITY OF PARRAMATTA COUNCIL**
As delegate for the local plan-making authority

Parramatta Local Environmental Plan 2011 (Amendment No 44)

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1 Name of Plan

This Plan is *Parramatta Local Environmental Plan 2011 (Amendment No 44)*.

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 2, SP 1119257, 10 Valentine Avenue, Parramatta.

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 2, SP 1119257, 10 Valentine Avenue, Parramatta.

[2] Clause 7.17

Insert after clause 7.16—

7.17 Development on land at 10 Valentine Avenue, Parramatta

- (1) This clause applies to land marked “Area 9” on the Special Provisions Area Map.
- (2) Despite clauses 4.4 and 7.2, development consent may be granted to the erection of a building on land to which this clause applies that has a floor space ratio that exceeds the maximum floor space ratio shown for the land on the Floor Space Ratio Map or any other applicable amount under clause 7.2, but only if the consent authority is satisfied that the additional floor area will be used only for the purposes of office premises.
- (3) Development consent must not be granted for the strata subdivision of any part of a building on land to which this clause applies that is above ground level and used for the purposes of car parks.