



New South Wales

Parramatta Local Environmental Plan 2011 (Amendment No 54)

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 54)

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1 Name of Plan

This Plan is *Parramatta Local Environmental Plan 2011 (Amendment No 54)*.

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 Parramatta—

- (a) 5 Aird Street, being SP 20716,
- (b) 12 Hassall Street, being Lot 156, DP 1240854,
- (c) 20 Macquarie Street, being Lot 1, DP 501663 and Lot 1, DP 503651.

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 clause 7.6(2). Insert instead—

- (2) This clause applies to land identified as “Area 3”, “Area 6”, “Area 7”, “Area 10”, “Area 12”, “Area 16” or “Area 17” on the Special Provisions Area Map.

[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—

SP 20716, 5 Aird Street, Parramatta,
Lot 156, DP 1240854, 12 Hassall Street, Parramatta,
Lot 1, DP 501663 and Lot 1, DP 503651, 20 Macquarie Street,
Parramatta.

[3] Clause 7.14(5)

Insert after clause 7.14(4)—

- (5) In subclause (3), a reference to non-residential premises is taken to be a reference to the following land uses—
- (a) for land at 5 Aird Street and 20 Macquarie Street, Parramatta—commercial premises,
- (b) for land at 12 Hassall Street, Parramatta—commercial premises and community facilities.

Note— The number of car parking spaces that may be provided in connection with other land uses is specified in clause 7.3.

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

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

Development on land at 5 Aird Street and 12 Hassall Street, Parramatta

- (1) The objectives of this clause are as follows—
- (a) to encourage high performing building design, namely built form and layout of mixed use development in the Parramatta City Centre that minimises the consumption of energy and water,
- (b) to provide increased amenity to occupants over the long term,
- (c) to ensure the increase in gross floor area is compatible with surrounding buildings in terms of bulk, height and amenity,
- (d) to ensure high performing building measures reflect new technologies and commercial viability.
- (2) This clause applies to land identified as “Area 16” or “Area 17” on the Key Sites Map.
- (3) Development consent must not be granted for the erection of a building on land to which this clause applies unless the consent authority is satisfied that—
- (a) the building will appropriately transition to neighbouring heritage items and heritage conservation areas, and
- (b) a gross floor area that equates to a floor space ratio of at least 1:1 will be used only for the purpose of commercial premises, and

- (c) the part of the building used for the purpose of commercial premises complies with the following standards—
 - (i) the energy target is a maximum 140 kg/m² per year,
 - (ii) the water target is a maximum 0.65 kL/m² per year, and
 - (d) if at least 5,000 square metres of the gross floor area of the building will be used for the purpose of retail premises—that part of the building complies with the following standards—
 - (i) the energy target is a maximum 100 kg/m² per year,
 - (ii) the water target is a maximum 0.95 kL/m² per year.
- (4) Despite clauses 4.4 and 7.2, development consent may be granted under this clause for the erection of a building with a floor space ratio, in addition to the floor space ratio permitted under clause 4.4 or 7.2 (the **additional floor space ratio**), of up to—
- (a) 0.5:1 if the consent authority is satisfied that—
 - (i) the building comprises commercial premises and dwellings, and
 - (ii) the part of the building that is a dwelling exceeds the BASIX water target score and the BASIX energy target score for the building by at least 10 points, and
 - (b) for land identified as “Area 16” on the Key Sites Map—1.2:1 if the consent authority is satisfied that the gross floor area that equates to the additional floor space ratio will be used only for the purpose of commercial premises, and
 - (c) for land identified as “Area 17” on the Key Sites Map—1:1 if the consent authority is satisfied that the gross floor area that equates to the additional floor space ratio will be used only for the purpose of non-residential premises.
- (5) Clause 7.10(8) does not apply to a building on land to which this clause applies.
- (6) In this clause—
BASIX certificate has the same meaning as in the *Environmental Planning and Assessment Regulation 2000*.
BASIX energy target score means the energy target score set out in a BASIX certificate.
BASIX water target score means the water target score set out in a BASIX certificate.

Development on land at 20 Macquarie Street, Parramatta

- (1) This clause applies to land identified as “Area 18” on the Special Provisions Area Map.
- (2) Despite clauses 4.4 and 7.2, development consent may be granted for the erection of a building on land to which this clause applies if—
 - (a) the building does not exceed a floor space ratio of 10:1, and
 - (b) the gross floor area that equates to the amount by which the floor space ratio exceeds the floor space ratio permitted for the building under clause 7.2 (the **additional floor space**) will be used only for the purposes of hotel or motel accommodation.
- (3) Development consent must not be granted for the use of a building permitted to be erected under subclause (2) unless the consent authority is satisfied that

the additional floor space will not be used for the purpose of residential accommodation or serviced apartments.