



New South Wales

# **Parramatta Local Environmental Plan Amendment (Epping Town Centre) 2021**

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 Amendment (Epping Town Centre) 2021**

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### **1 Name of Plan**

This Plan is *Parramatta Local Environmental Plan Amendment (Epping Town Centre) 2021*.

### **2 Commencement**

This Plan commences on the day on which it is published on the NSW legislation website.

### **3 Land to which Plan applies**

- (1) This Plan applies to land in the following zones under *Parramatta Local Environmental Plan 2011*—
  - (a) Zone R4 High Density Residential,
  - (b) Zone B2 Local Centre.
- (2) This Plan applies to land in Zone B2 Local Centre under *Hornsby Local Environmental Plan 2013*.

### **4 Maps**

The maps adopted by *Parramatta Local Environmental Plan 2011* and *Hornsby Local Environmental Plan 2013* 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 1.8A, heading**

Omit “provision”. Insert instead “provisions”.

**[2] Clause 1.8A**

Insert at the end of the clause, after the note—

- (2) An amendment made to this plan by *Parramatta Local Environmental Plan Amendment (Epping Town Centre) 2021* does not apply to a development application made but not finally determined before the commencement of the amendment.

**[3] Clause 4.6 Exceptions to development standards**

Insert after clause 4.6(8)—

- (8A) This clause does not allow development consent to be granted for development that would contravene clause 4.4 for a building on land within the Epping Town Centre, identified as “Area D” on the Floor Space Ratio Map for the following purposes—
- (a) for land in Zone R4 High Density Residential—
    - (i) attached dwellings, or
    - (ii) boarding houses, or
    - (iii) dual occupancies, or
    - (iv) dwelling houses, or
    - (v) hostels, or
    - (vi) multi dwelling housing, or
    - (vii) residential flat buildings, or
    - (viii) semi-detached dwellings, or
    - (ix) seniors housing, or
    - (x) shop top housing,
  - (b) for land in Zone B2 Local Centre—
    - (i) boarding houses, or
    - (ii) hostels, or
    - (iii) seniors housing, or
    - (iv) shop top housing, or
    - (v) tourist and visitor accommodation, or
    - (vi) a mixed use development comprising a combination of uses specified in subparagraphs (i)–(v).
- (8B) Subclause (8A) and this subclause are repealed at the beginning of 31 July 2024.

## **Schedule 2      Amendment of Hornsby Local Environmental Plan 2013**

**[1] Clause 1.8A, heading**

Omit “provision”. Insert instead “provisions”.

**[2] Clause 1.8A**

Insert at the end of the clause—

- (3) An amendment made to this plan by *Parramatta Local Environmental Plan Amendment (Epping Town Centre) 2021* does not apply to a development application made but not finally determined before the commencement of the amendment.

**[3] Clause 4.6 Exceptions to development standards**

Insert after clause 4.6(8)—

- (8A) This clause does not allow development consent to be granted for development that would contravene clause 4.4 for a building on land in Zone B2 Local Centre within the Epping Town Centre, identified as “Area 9” on the Floor Space Ratio Map for the following purposes—
- (a) boarding houses,
  - (b) group homes,
  - (c) hostels,
  - (d) shop top housing,
  - (e) tourist and visitor accommodation,
  - (f) a mixed use development comprising a combination of uses specified in paragraphs (a)–(e).
- (8B) Subclause (8A) and this subclause are repealed at the beginning of 31 July 2024.