



New South Wales

# **Parramatta Local Environmental Plan 2011 (Amendment No 60)**

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*.

**JAZMIN VAN VEEN**

As delegate for the Minister for Planning and Public Spaces

## **Parramatta Local Environmental Plan 2011 (Amendment No 60)**

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### **1 Name of Plan**

This Plan is *Parramatta Local Environmental Plan 2011 (Amendment No 60)*.

### **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 163–165 George Street and 1 Purchase Street, Parramatta—

- (a) Lot 2, DP 1249935,
- (b) Lot 1, DP 650704,
- (c) Lot 1, DP 113513,
- (d) Lot 3, DP 10735.

### **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]    Part 6 Additional local provisions—generally**

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

#### **Height of buildings for certain land at St John Greek Orthodox Church, Parramatta**

A building on land identified as “Area 4” on the Height of Buildings Map with a maximum building height of RL 21 metres may exceed that building height if—

- (a) a part of the building that exceeds RL 21 metres will—
  - (i) comprise a decorative element such as a steeple, dome or spire, and
  - (ii) not exceed RL 40 metres, and
- (b) the consent authority is satisfied that—
  - (i) the building will cause minimal overshadowing, and
  - (ii) the impact on heritage items in the locality will be minimal and appropriately managed.

#### **Development for the purposes of car parks at 163–165 George Street and 1 Purchase Street, Parramatta**

- (1) This clause applies to the following land at 163–165 George Street and 1 Purchase Street, Parramatta—
  - (a) Lot 2, DP 1249935,
  - (b) Lot 1, DP 113513,
  - (c) Lot 1, DP 650704,
  - (d) Lot 3, DP 10735.
- (2) Development for the purposes of car parks is permitted with consent, but only if—
  - (a) the development involves car parking spaces that are ancillary to land uses otherwise permitted on the land, and
  - (b) the car park will be operated on a commercial basis, and
  - (c) the consent authority is satisfied that access to and from the car park will not have a significant impact on the safety and efficiency of George Street, Parramatta.
- (3) Development consent must not be granted unless the consent authority has—
  - (a) requested submissions from Transport for NSW, and
  - (b) considered any submissions received from Transport for NSW within 21 days of the request.

### **[2]    Schedule 1 Additional permitted uses**

Omit “, Parramatta” from the heading to clause 10.

Insert instead “and 1 Purchase Street, Parramatta”.

### **[3]    Schedule 1, clause 10(1)**

Omit “Lot 1, DP 78716”. Insert instead “Lot 2, DP 1249935”.