



New South Wales

State Environmental Planning Policy Amendment (Parramatta CBD) 2022

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979*.

ANTHONY ROBERTS, MP
Minister for Planning

State Environmental Planning Policy Amendment (Parramatta CBD) 2022

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1 Name of Policy

This Policy is *State Environmental Planning Policy Amendment (Parramatta CBD) 2022*.

2 Commencement

This Policy commences on 14 October 2022, immediately after the commencement of *Parramatta Local Environmental Plan 2022 (Amendment No 56)*, and is required to be published on the NSW legislation website.

3 Repeal of Policy

This Policy is repealed at the beginning of the day following the day on which this Policy commences.

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 Minister on the making of this Policy.

Schedule 1 Amendment of Parramatta Local Environmental Plan 2011

[1] Clause 7.2 Definitions

Omit “maximum permissible floor space ratio” from clause 7.2(1), definition of *applicable FSR*, paragraph (a).

Insert instead “maximum permissible FSR”.

[2] Clause 7.25A

Insert after clause 7.25—

7.25A Additional floor space ratio for office premises

- (1) The objective of this clause is to ensure that development on certain land in the Parramatta City Centre—
 - (a) encourages employment opportunities, and
 - (b) achieves a high-quality urban form and public domain.
- (2) This clause applies to land identified as “Area B” on the Special Provisions Area Map.
- (3) A building on land to which this clause applies may exceed the maximum permissible FSR if the consent authority is satisfied the additional GFA will be used only for the purposes of office premises.
- (4) Development consent must not be granted to the erection of a building, or for significant alterations or additions to a building, on land to which this clause applies unless the consent authority is satisfied that—
 - (a) a development control plan that provides for the matters specified in subclause (5) has been prepared for the land, and
 - (b) the site area is at least 1,800m².
- (5) The development control plan must provide for the following—
 - (a) the compatibility of the proposed development with the desired future character of the area, having regard to the future vision and objectives of the Parramatta City Centre,
 - (b) the minimisation of detrimental impacts on significant view corridors, including George Street,
 - (c) the suitability of the land for development,
 - (d) heritage issues and streetscape constraints of the land,
 - (e) the location of the development, having regard to the need to achieve an acceptable relationship with other buildings on the same site or on neighbouring sites in terms of separation, setbacks, outlook, orientation, amenity and urban form,
 - (f) the bulk, massing and modulation of buildings,
 - (g) street frontage heights,
 - (h) environmental impacts, including sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,
 - (i) the principles of ecologically sustainable development,
 - (j) pedestrian and cycle requirements, including the permeability of pedestrian networks,

- (k) the impact on, and proposed improvements to, the public domain,
- (l) appropriate interfaces at ground level between the building and the public domain,
- (m) enabling deep soil for tree planting and vegetation where appropriate,
- (n) the appropriate segmenting of large podiums at ground level to provide through-site connections and green, open public space.

[3] Clauses 7.32(2), 7.37(3) and 7.38(3)

Omit “additional gross floor area” wherever occurring. Insert instead “additional GFA”.