



New South Wales

Parramatta Local Environmental Plan 2011 (Amendment No 67)

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*.

ALISON McLAREN
As delegate for the Minister for Planning

Parramatta Local Environmental Plan 2011 (Amendment No 67)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Parramatta Local Environmental Plan 2011 (Amendment No 67)*.

2 Commencement

This Plan commences on 30 June 2023, immediately after the commencement of *Parramatta Local Environmental Plan 2011 (Amendment No 59)*, and is required to be published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to certain land in Melrose Park and Ermington known as the Melrose Park Precinct.

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 9.1 Definitions

Insert in appropriate order—

Melrose Park South means the part of the Melrose Park Precinct identified as “Melrose Park South” on the Key Sites Map.

[2] Clause 9.2 Gross floor area for residential and non-residential purposes

Omit clause 9.2(6). Insert instead—

- (6) Development consent must not be granted to development on land in Zone R4 in Melrose Park South unless the consent authority is satisfied at least 1,000m² of the gross floor area of all buildings on land in Zone R4 in Melrose Park South will be used for non-residential purposes.

- (7) In this clause—

Area 1 means the part of Melrose Park North identified as “Area 1” on the Key Sites Map.

Area 2 means the part of Melrose Park North identified as “Area 2” on the Key Sites Map.

Area 3 means the part of Melrose Park North identified as “Area 3” on the Key Sites Map.

[3] Clause 9.3 Design excellence

Insert “or Melrose Park South” after “Melrose Park North” in clause 9.3(1).

[4] Clause 9.3(2)(b)

Omit the paragraph. Insert instead—

- (b) if the development is on the following land—an architectural design competition has been held—
- (i) land identified as “MPD” on the Additional Local Provisions Map,
 - (ii) land identified as “MPS” on the Design Excellence Map, where a building resulting from the development has a height of at least 55m, and

[5] Clause 9.3(3)(b)

Omit the paragraph. Insert instead—

- (b) if the development is on the following land—the results of the architectural design competition—
- (i) land identified as “MPD” on the Additional Local Provisions Map,
 - (ii) land identified as “MPS” on the Design Excellence Map, where a building resulting from the development has a height of at least 55m, and

[6] Clause 9.5 Concurrence of Planning Secretary

Insert “or Melrose Park South” after “Melrose Park North” in clause 9.5(1).

[7] Schedule 1 Additional permitted uses

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

Use of certain land at Melrose Park South

- (1) This clause applies to land in Zone R4 High Density Residential identified as “4” on the Additional Permitted Uses Map.
- (2) Development for the purposes of food and drink premises is permitted with development consent.