



New South Wales

Parramatta Local Environmental Plan 2023 (Amendment No 1)

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*.

MONICA GIBSON

As delegate for the Minister for Planning and Public Spaces

Parramatta Local Environmental Plan 2023 (Amendment No 1)

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1 Name of plan

This plan is *Parramatta Local Environmental Plan 2023 (Amendment No 1)*.

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 in Parramatta—

- (a) 195 Church Street, Lots 1 and 2, DP 1110057,
- (b) 38 Hunter Street, Lot M, DP 15108,
- (c) 41 Hunter Street, Lot 1, DP 27310,
- (d) 43 Hunter Street, SP 63196,
- (e) 45 Hunter Street, Lots 1 and 2, DP 575473,
- (f) 65–75, 77 and 79 Macquarie Street, Lots E–K, DP 15108.

4 Maps

The maps adopted by *Parramatta Local Environmental Plan 2023* 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 2023

[1] Clause 7.3 Floor space ratio

Insert after clause 7.3(4)—

- (5) If the proposed development is to be carried out on a site area that comprises land identified as “Area 21C” on the Special Provisions Area Map and other land, land identified as “Area 21A” and “Area 21B” on the Special Provisions Area Map is excluded from the calculation of the site area.

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

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

195 Church Street, 38 and 45 Hunter Street and 65–79 Macquarie Street, Parramatta

- (1) This clause applies to land identified as “Area 21A”, “Area 21B” and “Area 21C” on the Special Provisions Area Map.
- (2) Development consent must not be granted to development on land to which this clause applies unless a development control plan has been prepared for the land.
- (3) The development control plan must provide for the following matters—
 - (a) building envelope and built form controls,
 - (b) heritage and streetscape constraints or opportunities,
 - (c) impact on, and proposed improvements to, the public domain,
 - (d) vehicular access to, and design of, basement car parking.
- (4) Clause 7.15(2) does not apply to land identified as “Area 21A” on the Special Provisions Area Map.

[3] Schedule 1 Additional permitted uses

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

Use of certain land at 195 Church Street, Parramatta

- (1) This clause applies to land identified as “23” on the Additional Permitted Uses Map.
- (2) Development for the purposes of car parks is permitted with development consent.