



New South Wales

# **Parramatta Local Environmental Plan 2023 (Amendment No 2)**

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

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### **1 Name of plan**

This plan is *Parramatta Local Environmental Plan 2023 (Amendment No 2)*.

### **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 351 and 353A-353C Church Street, Parramatta—

- (a) part of Lot 1, DP 740382,
- (b) Lot 2, DP 740382.

### **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**

### **Part 7 Additional local provisions—Parramatta City Centre**

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

#### **Riverside Theatre site**

- (1) The objectives of this clause are as follows—
  - (a) to protect public open space along the foreshore of the Parramatta River from overshadowing,
  - (b) to promote uses that attract and enhance pedestrian traffic along street, public space and river foreshore frontages,
  - (c) to specify the additional building height and floor space ratio available for development that is the winner of a design excellence process.
- (2) This clause applies to land at 351 and 353A–353C Church Street, Parramatta, identified as “Area 22” on the Special Provisions Area Map.
- (3) Development consent must not be granted to development on the land unless the consent authority is satisfied that each building resulting from the development—
  - (a) will not create any overshadowing on the following land between midday and 2pm on 21 June each year—
    - (i) Lot 102, DP 1259228,
    - (ii) Lot A, DP 333263,
    - (iii) Lot 1, DP 788637,
    - (iv) Lot 1, DP 1247122, and
  - (b) will have an active frontage for the part of the ground floor of the building facing the street, river or public space.
- (4) An active frontage is not required for a part of a building used for one or more of the following—
  - (a) entrances and lobbies, including as part of mixed use development,
  - (b) access for fire services,
  - (c) electrical services,
  - (d) vehicular access.
- (5) Clause 7.15(3) does not apply to development carried out on land to which this clause applies.