



New South Wales

Parramatta Local Environmental Plan 2011 (Amendment No 66)

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*.

ANGELA HYNES

As delegate for the Minister for Planning

Parramatta Local Environmental Plan 2011 (Amendment No 66)

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1 Name of Plan

This Plan is *Parramatta Local Environmental Plan 2011 (Amendment No 66)*.

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 land in Parramatta City Centre under *Parramatta Local Environmental Plan 2011*.

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 7.9 Floodplain risk management

Omit clause 7.9(4). Insert instead—

- (4) Subclause (3)(a) does not apply if—
 - (a) there is pedestrian access located between the building and land above the probable maximum flood level, and
 - (b) the pedestrian access is located above the probable maximum flood level.

[2] Clause 7.12 Competitive design process

Omit clause 7.12(4). Insert instead—

- (4) This clause does not apply to the following development—
 - (a) development in relation to which the Planning Secretary had, immediately before 18 December 2015, issued a certificate under *Parramatta City Centre Local Environmental Plan 2007*, clause 22B(5),
 - (b) development the subject of a concept development application for which development consent may be granted on the determination of the concept development application.

[3] Clause 7.15 Car parking—general

Omit paragraphs (a) and (b) from the matter relating to “Retail premises” in clause 7.15(2), table.

Insert instead—

For a building with no more than 2,000m² of gross floor area used for the purposes of retail premises—

- (a) if the building has a floor space ratio of no more than 3.5:1—1 space for every 90m² of gross floor area, or
- (b) otherwise—as calculated using the car parking formula.

[4] Clause 7.20 Managing heritage impacts

Insert after clause 7.20(3)(c)—

- (d) the location of a tower, if proposed, having regard to the need to achieve an acceptable relationship with the heritage item or heritage conservation area on, or adjacent to, the land in terms of separation, setbacks, amenity and urban form.

[5] Clause 7.21 End of journey facilities

Omit “together in 1 area of the building” from clause 7.21(3).

[6] Clause 7.23 High performing building design

Omit “to which this clause applies” from clause 7.23(3).

Insert instead “specified in subclause (2)(e)”.

[7] Clause 7.23(3)(c)–(e)

Omit the paragraphs.

[8] Clause 7.23(3)(f)

Omit “, whether or not as part of a residential flat building or mixed use development,”.

[9] Clause 7.23(3A)

Insert after clause 7.23(3)—

- (3A) Development consent must not be granted to development specified in subclause (2)(a)–(d) or (f) unless the consent authority is satisfied of the following—
- (a) the part of a building used for the purposes of retail premises is capable of achieving the following—
 - (i) a maximum energy target of 52.8kg CO₂e/m² per year,
 - (ii) a maximum water target of 1.1kL/m² per year,
 - (b) the part of a building used for the purposes of office premises is capable of achieving the following—
 - (i) a maximum energy target of 63.8kg CO₂e/m² per year,
 - (ii) a maximum water target of 0.5kL/m² per year,
 - (c) the part of a building used for the purposes of hotel or motel accommodation or serviced apartments is capable of achieving the following—
 - (i) a maximum energy target of 5,220kg CO₂e per room each year,
 - (ii) a maximum water target of 76.1kL per room each year.

[10] Clause 7.23(5)

Insert after clause 7.23(4)—

- (5) In this clause—
kg CO₂e means kilograms of carbon dioxide equivalent.

[11] Clause 7.24 Commercial premises in Zone B4 Mixed Use

Omit clause 7.24(2). Insert instead—

- (2) This clause applies to land identified as—
 - (a) “Clause 7.24” on the Additional Local Provisions Map, or
 - (b) “Area 20” on the Special Provisions Area Map.

[12] Clause 7.39 5 Aird Street and 12 Hassall Street, Parramatta

Insert after clause 7.39(4)—

- (5) Clause 7.13 does not apply to a building on land to which this clause applies.