



New South Wales

Parramatta Local Environmental Plan 2023 (Amendment No 8)

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*.

ELEANOR ROBERTSON

As delegate for the Minister for Planning and Public Spaces

Parramatta Local Environmental Plan 2023 (Amendment No 8)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Parramatta Local Environmental Plan 2023 (Amendment No 8)*.

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 to which *Parramatta Local Environmental Plan 2023* applies.

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 5.1 Relevant acquisition authority

Insert at the end of clause 5.1(2), table—

Zone E2 Commercial Centre and marked “Regional cycleway”	Council
Zone MU1 Mixed Use and marked “Regional cycleway”	Council

[2] Clause 7.5 Additional floor space ratio—“Area 3” and “Area 5”

Omit “2:1” from clause 7.5(2)(a). Insert instead “4:1”.

[3] Clause 7.5(4)(b)

Omit “has a footprint of”. Insert instead “is”.

[4] Clause 7.5(4)(c)

Omit the paragraph. Insert instead—

- (c) each floor that is more than 105m above ground level (existing) is less than 40m by 40m, as measured to the external face of the external walls and including balconies, and

[5] Clause 7.42 5 Aird Street and 12 Hassall Street, Parramatta

Omit “Key Sites Map” wherever occurring in clause 7.42(2) and (4)(b) and (c).

Insert instead “Special Provisions Area Map”.

Schedule 2 Amendment of State Environmental Planning Policy Amendment (Church Street North Precinct) 2023

Schedule 1 Amendment of Parramatta Local Environmental Plan 2023

Omit Schedule 1[1], [2], [5], [6] and [14].