



New South Wales

# **Parramatta Local Environmental Plan 2023 (Amendment No 5)**

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*.

**PETER PHAM**

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 5)*.

### **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 4.1 Minimum subdivision lot size**

Omit clause 4.1(3C).

**[2] Clause 4.1C Minimum subdivision lot size for dual occupancies and manor houses**

Insert after clause 4.1C(2)—

- (2A) This clause does not apply to land identified as “S” on the Dual Occupancy Prohibition Map.

**[3] Clause 6.13 Design excellence**

Insert after clause 6.13(4)(d)(xiii)—

- (xiv) the protection and enhancement of green infrastructure.

**[4] Clause 6.13(4)(e)**

Omit the paragraph.

**[5] Part 6 Additional local provisions**

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

**Development at 163 George Street, Parramatta**

- (1) This clause applies to the following land at 163 George Street, Parramatta—
  - (a) Lot 1, DP 650704,
  - (b) Lot 40, DP 1285980,
  - (c) Lots 52 and 53, DP 1285982.
- (2) Development for the purposes of car parks is permitted with development consent if—
  - (a) the car park will be ancillary to another land use permitted for the land, and
  - (b) the car park will be operated on a commercial basis, and
  - (c) the consent authority is satisfied access to and from the car park will not have an adverse impact on the safety and efficiency of George Street.
- (3) Development consent must not be granted to development unless the consent authority has—
  - (a) notified Transport for NSW of the development, and
  - (b) considered submissions received from Transport for NSW in relation to the development within 21 days after the notice is given.
- (4) The height of a building resulting from development on land identified as “Area 4” on the Height of Buildings Map may exceed the maximum height shown for the land on the Height of Buildings Map if—
  - (a) the part of the building that exceeds the maximum height comprises a dome, spire, steeple or other decorative element, and
  - (b) the height of the building does not exceed RL 40m.
- (5) Subclause (4) applies only if the consent authority is satisfied, in addition to the matters specified in clause 5.6(3), that the impact on heritage items in the area will be minimal and appropriately managed.

**Development at 14–16 Hill Road, Wentworth Point**

- (1) This clause applies to land identified as “14–16 Hill Road” on the Key Sites Map.
- (2) Development consent must not be granted to development unless the consent authority is satisfied—
  - (a) the gross floor area of all buildings on the land used for the purposes of commercial premises will not exceed 2,000m<sup>2</sup>, and
  - (b) the gross floor area of all buildings on the land will not exceed 188,800m<sup>2</sup>.

**[6] Clause 7.25 High performing building design**

Insert after clause 7.25(3)—

- (3A) A building resulting from development to which this clause applies may exceed the maximum permissible FSR by the additional floor space permitted under clause 7.15 in addition to the additional floor space permitted under subclause (3).

**[7] Clause 7.26 Commercial premises on certain land**

Insert after clause 7.26(4)—

- (5) A building resulting from development on land to which this clause applies may exceed the maximum permissible FSR by the additional floor space permitted under clause 7.15 in addition to the additional floor space permitted under subclause (4).