



New South Wales

Parramatta Local Environmental Plan 2023 (Amendment No 14)

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*.

GAIL CONNOLLY, CHIEF EXECUTIVE OFFICER
CITY OF PARRAMATTA COUNCIL
As delegate for the local plan-making authority

Parramatta Local Environmental Plan 2023 (Amendment No 14)

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Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Parramatta Local Environmental Plan 2023 (Amendment No 14)*.

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—

- (a) Lot A, DP 356298, 69 Hughes Avenue, Ermington,
- (b) Lot B, DP 356298, 71 Hughes Avenue, Ermington,
- (c) Lot D, DP 369480, 73 Hughes Avenue, Ermington,
- (d) Lot E, DP 369480, 75 Hughes Avenue, Ermington,
- (e) Lot F, DP 369480, 77 Hughes Avenue, Ermington,
- (f) Lot G, DP 369480, 19 Hope Street, Melrose Park.

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 9.1A Application of part

Insert “or “Area 4”” after ““Area 1””.

[2] Clause 9.2 Gross floor area for residential and other purposes

Insert “on land in Area 1, 2 or 3” after “of residential accommodation” in clause 9.2(2).

[3] Clause 9.2(4A)

Insert after clause 9.2(4)—

- (4A) Development consent must not be granted to development on land in Zone MU1 Mixed Use in Area 4 unless the consent authority is satisfied at least 1,400m² of the gross floor area of all buildings on the land will not be used for residential accommodation.

[4] Clause 9.2(5)

Insert in alphabetical order—

Area 4 means the part of Melrose Park North identified as “Area 4” on the Key Sites Map.