



New South Wales

Parramatta Local Environmental Plan 2023 (Amendment No 15)

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

Parramatta Local Environmental Plan 2023 (Amendment No 15)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Parramatta Local Environmental Plan 2023 (Amendment No 15)*.

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] Land Use Table

Omit the fourth and fifth bullet points from Zone RE1, item 1. Insert instead—

- To conserve, enhance and promote the natural assets and cultural heritage significance of parks and open space.
- To create a riverfront recreational opportunity that enables a high quality relationship between the built and natural environment.

[2] Clause 6.13 Design excellence

Omit “design review panel” wherever occurring in clause 6.13(6)(b) and (c).

Insert instead “design advisory panel”.

[3] Clause 6.22 Development at 241–245 Pennant Hills Road, Carlingford

Insert “fronting Pennant Hills Road” after “enclosed private balconies” in clause 6.22(3).

[4] Clause 8.2 Design excellence

Omit “design review panel” wherever occurring in clause 8.2(5)(a) and (b).

Insert instead “design advisory panel”.

[5] Clause 9.3

Omit the clause. Insert instead—

9.3 Design excellence

- (1) This clause applies to land in the Melrose Park Precinct.
- (2) Development consent must not be granted for the following development on land to which this clause applies unless a design advisory panel has reviewed the development and the consent authority has considered the panel’s advice—
 - (a) the erection of a new building with a height of at least 10m,
 - (b) significant external alterations or additions to an existing building.
- (3) The consent authority must consider the following before determining whether external alterations or additions to an existing building are significant—
 - (a) whether the development significantly increases the height or gross floor area of a building,
 - (b) whether the development will cause significant adverse impacts on adjoining buildings or enjoyment of the public domain,
 - (c) whether the development will significantly alter the external appearance of the building as viewed from a public place.
- (4) Subclause (2) does not apply to the following development—
 - (a) development that will result in a building with a height of at least 10m on land identified as “MPD” on the Design Excellence Map,
 - (b) development that will result in a building with a height of at least 55m on land identified as “MPS” on the Design Excellence Map.

- (5) Development consent must not be granted for development on the following land unless a competitive design process has been held and the consent authority has considered the results of the process—
- (a) for development that will result in a building with a height of at least 10m—land identified as “MPD” on the Design Excellence Map,
 - (b) for development that will result in a building with a height of at least 55m—land identified as “MPS” on the Design Excellence Map.
- (6) Subclause (5) does not apply to development if—
- (a) the consent authority certifies in writing that a competitive design process is not required, and
 - (b) a design advisory panel reviews the development, and
 - (c) the consent authority takes into account the advice of the design advisory panel.

[6] Schedule 5 Environmental heritage

Omit Part 1, item nos I49 and I184. Insert in appropriate order—

Dundas Valley	Rapanea Community Forest	34 Brand Street	Lot 10, DP 31752; Lot 1642, DP 214707	Local	I49
Granville	The Barn	61 Cowper Street	Lots 1–6, DP 1075357	Local	I184

[7] Schedule 5, Part 1, item no I184

Omit “Lots 1–6, DP 1075357”. Insert instead “Lot 100, DP 1263035”.

[8] Dictionary

Omit the definition of *design review panel*. Insert in alphabetical order—

design advisory panel means a panel established by the consent authority of at least—

- (a) for clauses 6.13 and 9.3—2 persons, or
- (b) for clause 8.2—3 persons.