



New South Wales

Parramatta Local Environmental Plan 2023 (Amendment No 18)

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*.

JONATHAN GREIG, ACTING CHIEF EXECUTIVE OFFICER
CITY OF PARRAMATTA COUNCIL
As delegate for the local plan-making authority

Parramatta Local Environmental Plan 2023 (Amendment No 18)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Parramatta Local Environmental Plan 2023 (Amendment No 18)*.

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 certain 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

Part 6 Additional local provisions

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

Development at 53–61 Rawson Street, Epping

- (1) This clause applies to land identified as “Area 6” on the Additional Local Provisions Map.
- (2) A building on land to which this clause applies may exceed the maximum floor space ratio shown for the land on the Floor Space Ratio Map by up to 1.5:1 if the consent authority is satisfied the additional gross floor area will be used only for commercial premises.
- (3) Development consent must not be granted to the erection of a building on the land unless the consent authority is satisfied—
 - (a) a part of the building will be used for commercial premises, and
 - (b) the part used for commercial premises will have a gross floor area at least equal to the area determined by applying the floor space ratio of 1.5:1.