



New South Wales

Parramatta Local Environmental Plan 2011 (Amendment No 39)

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*.

BRETT WHITWORTH

As delegate for the Minister for Planning and Public Spaces

Parramatta Local Environmental Plan 2011 (Amendment No 39)

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1 Name of Plan

This Plan is *Parramatta Local Environmental Plan 2011 (Amendment No 39)*.

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 2011* applies, being land identified as “A” on the Intensive Urban Development Area Map, as “B” on the Design Excellence Map and as “C” on the Key Sites Map.

4 Maps

The maps adopted by *Parramatta Local Environmental Plan 2011* 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 2011

[1] Clause 4.6 Exceptions to development standards

Insert “, 8.1A” after “8.1” in clause 4.6(8)(cb).

[2] Clause 6.12 Design excellence

Insert “or as “B” on the Design Excellence Map” after “Key Sites Map” in clause 6.12(2).

[3] Clause 6.18 Development requiring the preparation of a development control plan

Insert “or as “C”” after ““Telopea Precinct”” in clause 6.18(2).

[4] Clause 6.19

Insert after clause 6.18—

6.19 Floor space ratio for certain land at Granville

- (1) This clause applies to land identified as “C” on the Key Sites Map.
- (2) Despite clause 4.4(2), the maximum floor space ratio for all buildings on land to which this clause applies may exceed the floor space ratio shown for the land on the Floor Space Ratio Map, but only if the consent authority is satisfied that—
 - (a) development on the land provides for a minimum area of 3,200 square metres of publicly accessible open space, and
 - (b) the floor space ratio will not exceed 6:1.
- (3) The site area of proposed development on the land is, for the purpose of applying a floor space ratio under clause 4.5, taken to include land that—
 - (a) is dedicated to the Council for a public purpose or otherwise set aside as publicly accessible open space, and
 - (b) would have been part of the site area if it had not been so dedicated or set aside.

[5] Clause 8.1A

Insert after clause 8.1—

8.1A Arrangements for designated State public infrastructure for certain land at Granville

- (1) This clause applies to land identified as “A” on the Intensive Urban Development Area Map.
- (2) Clause 8.1 extends, in relation to land to which this clause applies, to development for the purposes of commercial premises and mixed use development.
- (3) However, subclause (2) does not apply unless the development will result in an increase in the floor space for commercial premises and mixed use development provided on the land to which this clause applies.

Note. Clause 8.1 applies to development for the purposes of residential accommodation (whether as part of a mixed use development or otherwise) in an intensive urban development area that results in an increase in the number of dwellings in that area.