



New South Wales

Parramatta Local Environmental Plan 2011 (Amendment No 1)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning and Infrastructure, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

SAM HADDAD

As delegate for the Minister for Planning and Infrastructure

2012 No 360

Clause 1 Parramatta Local Environmental Plan 2011 (Amendment No 1)

Parramatta Local Environmental Plan 2011 (Amendment No 1)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Parramatta Local Environmental Plan 2011 (Amendment No 1)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

- (1) To the extent that this Plan reclassifies (from community land to operational land) and rezones certain land under *Parramatta Local Environmental Plan 2011*, it applies to the following land:
 - (a) part of Lot 3, DP 200423, Boundary Road, Chester Hill,
 - (b) 47 Carson Street, Dundas,
 - (c) 7 Ronald Avenue (part of), Dundas,
 - (d) 38 Atkins Road, Ermington,
 - (e) 64 Fitzgerald Road, Ermington,
 - (f) 20B Spurway Street (also known as 539 Victoria Road), Ermington,
 - (g) 1B–1D, 1F and 1G Memorial Drive, Granville,
 - (h) 44 Brazier Street, Guildford,
 - (i) 271A and 289 Guildford Road, Guildford,
 - (j) 294 Railway Terrace, Guildford,
 - (k) 661 Victoria Road, Melrose Park, comprising the following land:
 - (i) Lot 1, DP 128912, Lots 71 and 72, DP 1136996, Lot 11, DP 128907 and Lots 1 and 2, DP 221045,
 - (ii) Lot 2, DP 588575, also known as 657 Victoria Road, Melrose Park,
 - (iii) Lot 3, DP 588575, also known as 659A Victoria Road, Melrose Park,

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- (l) 4 and 6 Wharf Road, Melrose Park,
 - (m) 4A Vairys Crescent, Merrylands,
 - (n) 118 Oakes Road, Old Toongabbie,
 - (o) 1A Morton Street, Parramatta,
 - (p) 42 Bridge Street, Rydalmere,
 - (q) 12 Brodie Street, Rydalmere,
 - (r) 400A Victoria Road, Rydalmere,
 - (s) 1A Bonar Street, Telopea,
 - (t) 29 Wylde Street, Telopea,
 - (u) 2 Ancona Avenue, Toongabbie,
 - (v) 21A Tucks Road, Toongabbie,
 - (w) 20 Caithness Crescent, Winston Hills,
 - (x) 52 Caroline Chisholm Drive, Winston Hills,
 - (y) 401 Old Windsor Road, Winston Hills,
 - (z) 2 Ursula Street, Winston Hills.
- (2) To the extent that this Plan rezones and removes the local heritage significance for certain land under *Parramatta Local Environmental Plan 2011*, it applies Lot 1, DP 998449, 40 Cowper Street, Granville.
- (3) To the extent that this Plan removes the local heritage significance for certain land under *Parramatta City Centre Local Environmental Plan 2007*, it applies to Lot 9, DP 906071, 38 Marion Street, Parramatta.

4 Maps

- (1) Each map adopted by *Parramatta Local Environmental Plan 2011* that is specified in Column 1 of the following table is declared by this Plan to be amended or replaced, as the case requires, by the map specified opposite in Column 2 of the table as approved by the Minister on the making of this Plan:

Column 1	Column 2
Name of map being amended or replaced	Name of amending or replacement map
Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_001_010_20110623)	Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_001_010_20120502)

2012 No 360

Clause 4

Parramatta Local Environmental Plan 2011 (Amendment No 1)

Column 1	Column 2
Name of map being amended or replaced	Name of amending or replacement map
Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_003_010_20110616)	Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_003_010_20120502)
Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_006_010_20110602)	Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_006_010_20120502)
Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_009_010_20110616)	Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_009_010_20120502)
Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_010_010_20110623)	Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_010_010_20120502)
Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_012_010_20110602)	Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_012_010_20120502)
Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_014_010_20110603)	Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_014_010_20120502)
Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_015_010_20110627)	Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_015_010_20120502)
Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_017_010_20110602)	Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_017_010_20120502)
Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_018_010_20110627)	Parramatta Local Environmental Plan 2011 Floor Space Ratio Map (6250_COM_FSR_018_010_20120502)

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Parramatta Local Environmental Plan 2011 Heritage Map (6250_COM_HER_010_010_20110 808)	Parramatta Local Environmental Plan 2011 Heritage Map (6250_COM_HER_010_010_20120 516)
Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_001_010_20110 623)	Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_001_010_20120 502)
Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_003_010_20110 616)	Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_003_010_20120 502)
Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_006_010_20110 602)	Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_006_010_20120 502)
Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_009_010_20110 616)	Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_009_010_20120 502)
Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_010_010_20110 727)	Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_010_010_20120 508)
Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_012_010_20110 602)	Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_012_010_20120 502)
Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_014_010_20110 603)	Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_014_010_20120 502)
Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_015_010_20110 627)	Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_015_010_20120 502)

2012 No 360

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Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_018_010_20110627)	Parramatta Local Environmental Plan 2011 Height of Buildings Map (6250_COM_HOB_018_010_20120502)
Parramatta Local Environmental Plan 2011 Minimum Lot Sizes for Dual Occupancy Development Map (6250_COM_LDO_001_010_20110602)	Parramatta Local Environmental Plan 2011 Minimum Lot Sizes for Dual Occupancy Development Map (6250_COM_LDO_001_010_20120503)
Parramatta Local Environmental Plan 2011 Minimum Lot Sizes for Dual Occupancy Development Map (6250_COM_LDO_003_010_20110616)	Parramatta Local Environmental Plan 2011 Minimum Lot Sizes for Dual Occupancy Development Map (6250_COM_LDO_003_010_20120503)
Parramatta Local Environmental Plan 2011 Minimum Lot Sizes for Dual Occupancy Development Map (6250_COM_LDO_006_010_20110602)	Parramatta Local Environmental Plan 2011 Minimum Lot Sizes for Dual Occupancy Development Map (6250_COM_LDO_006_010_20120503)
Parramatta Local Environmental Plan 2011 Minimum Lot Sizes for Dual Occupancy Development Map (6250_COM_LDO_010_010_20110623)	Parramatta Local Environmental Plan 2011 Minimum Lot Sizes for Dual Occupancy Development Map (6250_COM_LDO_010_010_20120503)
Parramatta Local Environmental Plan 2011 Minimum Lot Sizes for Dual Occupancy Development Map (6250_COM_LDO_012_010_20110602)	Parramatta Local Environmental Plan 2011 Minimum Lot Sizes for Dual Occupancy Development Map (6250_COM_LDO_012_010_20120503)
Parramatta Local Environmental Plan 2011 Minimum Lot Sizes for Dual Occupancy Development Map (6250_COM_LDO_014_010_20110602)	Parramatta Local Environmental Plan 2011 Minimum Lot Sizes for Dual Occupancy Development Map (6250_COM_LDO_014_010_20120508)

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Parramatta Local Environmental Plan 2011 Lot Size Map (6250_COM_LSZ_017_010_20110602)	Parramatta Local Environmental Plan 2011 Lot Size Map (6250_COM_LSZ_017_010_20120503)

2012 No 360

Clause 4

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Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_001_010_20110616)	Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_001_010_20120502)
Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_003_010_20110616)	Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_003_010_20120508)
Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_006_010_20110602)	Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_006_010_20120502)
Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_009_010_20110616)	Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_009_010_20120502)
Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_010_010_20110621)	Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_010_010_20120502)
Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_012_010_20110616)	Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_012_010_20120502)
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Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_018_010_20110616)	Parramatta Local Environmental Plan 2011 Land Zoning Map (6250_COM_LZN_018_010_20120502)

- (2) The map adopted by *Parramatta Local Environmental Plan 2011* that is specified below was approved by the Minister on the making of this Plan:

Parramatta Local Environmental Plan 2011 Land Reclassification (Part Lots) Map
(6250_COM_RPL_012_010_20120503)

- (3) The map adopted by *Parramatta City Centre Local Environmental Plan 2007* that is specified in Column 1 of the following table is declared by this Plan to be amended or replaced, as the case requires, by the map specified opposite in Column 2 of the table as approved by the Minister on the making of this Plan:

Column 1	Column 2
Name of map being amended or replaced	Name of amending or replacement map
Parramatta City Centre Local Environmental Plan 2007 Heritage Map (6250_CEN_HER_001_010_20090817)	Parramatta City Centre Local Environmental Plan 2007 Heritage Map (6250_CEN_HER_001_010_20120320)

2012 No 360

Parramatta Local Environmental Plan 2011 (Amendment No 1)

Schedule 1 Amendment of Parramatta Local Environmental Plan 2011

Schedule 1 Amendment of Parramatta Local Environmental Plan 2011

[1] Schedule 4 Classification and reclassification of public land

Omit "Nil" from Column 1 of Part 1.

[2] Schedule 4, Part 1

Insert the following in Columns 1 and 2, respectively:

Chester Hill, Boundary Road	Part of Lot 3, DP 200423, as shown edged heavy red on the Land Reclassification (Part Lots) Map
Dundas, 47 Carson Street	Lot 10, DP 814472
Granville, 1B–1D Memorial Drive	Lots 1 and 2, DP 998929; Lots A and B, DP 82118; Lots 459 and 460, DP 752036
Granville, 1G Memorial Drive	Lot 1, DP 555046
Guildford, 44 Brazier Street	Lot E, DP 29548
Guildford, 271A Guildford Road	Lot 3, DP 202679; Lot 1, DP 514782
Guildford, 289 Guildford Road	Lot X, DP 393216; Lot 1A, DP 102144; Lot 15A, DP 348714; Lot 16B, DP 400725; Lot D, DP 403299; Lot 41, DP 503291; Lot 2, DP 514685; Lot B, DP 349926; Lot 5, DP 521961; Lots 3 and 4, DP 210468; Lot 1, DP 504678
Guildford, 294 Railway Terrace	Lot 1, DP 925382
Parramatta, 1A Morton Street	Lot 8, DP 1097934
Rydalmere, 42 Bridge Street	Lots 66–69, 208–212, 218–222 and 301–305, DP 14244; Lots 1 and 2, DP 128739
Toongabbie, 2 Ancona Avenue	Lots 45 and 46, DP 213416

[3] Schedule 4, Part 2

Omit “Nil” from Column 1.

[4] Schedule 4, Part 2

Insert the following in Columns 1, 2 and 3, respectively:

Dundas, 7 Ronald Avenue (part of)	Lot 73, DP 236724	Easement for water supply works (J858380) and easement for transmission line (H906553) as noted on Certificate of Title Folio Identifier 73/236724
Ermington, 38 Atkins Road	Lot 752, DP 16184	Nil
Ermington, 64 Fitzgerald Road	Lot 4, DP 548978	Easement for transmission line (7404104) as noted on Certificate of Title Folio Identifier 4/548978
Ermington, 20B Spurway Street (also known as 539 Victoria Road)	Lot 1, DP 127510	Nil
Granville, 1B–1D Memorial Drive	Lot 7, DP 262830	Nil
Granville, 1B–1D Memorial Drive	Lot 1, DP 1111394	Nil
Granville, 1B–1D Memorial Drive	Lot 2, DP 1111394	Easement for CCTV and services (DP 1111394) as noted on Certificate of Title Folio Identifier 2/1111394
Granville, 1B–1D Memorial Drive	Lot 7, DP 566004	Right of way (DP 161442) and easement for drainage (DP 161442) as noted on Certificate of Title Folio Identifier 7/566004
Granville, 1F Memorial Drive	Lot 3, DP 503702	Nil

2012 No 360

Parramatta Local Environmental Plan 2011 (Amendment No 1)

Schedule 1 Amendment of Parramatta Local Environmental Plan 2011

Melrose Park, 661 Victoria Road	Lot 1, DP 128912; Lots 71 and 72, DP 1136996; Lot 11, DP 128907; Lots 1 and 2, DP 221045	Nil
Melrose Park, 661 Victoria Road (also known as 657 Victoria Road, Melrose Park)	Lot 2, DP 588575	Easement for batter (G789629), easement for transmission line (Z944756) and easements for drainage (P966733) and (DP 787611) as noted on Certificate of Title Folio Identifier 2/588575
Melrose Park, 661 Victoria Road (also known as 659A Victoria Road, Melrose Park)	Lot 3, DP 588575	Easement for batter (G789629) and easements for drainage (P966733) and (DP 787611) as noted on Certificate of Title Folio Identifier 3/588575
Melrose Park, 4 Wharf Road	Lot 2, DP 128912	Nil
Melrose Park, 6 Wharf Road	Lot 2, DP 619398	Nil
Merrylands, 4A Vairys Crescent	Lot 7, DP 29953	Nil
Old Toongabbie, 118 Oakes Road	Lot 8, DP 264580	Easement for drainage (D168154) as noted on Certificate of Title Folio Identifier 8/264580
Rydalmere, 12 Brodie Street	Lots 158–162, DP 14244	Nil
Rydalmere, 400A Victoria Road	Lot 1, DP 127923	Right of carriageway (H861067) and right of footway (H71741) as noted on Certificate of Title Folio Identifier 1/127923
Rydalmere, 400A Victoria Road	Lot 1, DP 207680; Lot 6, DP 28308	Nil
Telopea, 1A Bonar Street	Lot 26, DP 30958	Nil
Telopea, 29 Wylde Street	Lot 18, DP 30677	Nil

Toongabbie, 21A Tucks Road	Lot 2, DP 1129995	Easement for maintenance and access (DP 1129995) as noted on Certificate of Title Folio Identifier 2/1129995
Winston Hills, 20 Caithness Crescent	Lot 509, DP 236732	Nil
Winston Hills, 52 Caroline Chisholm Drive	Lot 834, DP 236126	Covenant relating to fencing (K698150) as noted on Certificate of Title Folio Identifier 834/236126
Winston Hills, 401 Old Windsor Road	Lot 1135, DP 204343	Nil
Winston Hills, 2 Ursula Street	Lot 550, DP 236489	Easement to drain water (DP 1142783) as noted on Certificate of Title Folio Identifier 550/236489

[5] Schedule 5 Environmental heritage

Omit the matter relating to 40 Cowper Street, Granville.

[6] Dictionary

Insert in alphabetical order:

Land Reclassification (Part Lots) Map means the Parramatta Local Environmental Plan 2011 Land Reclassification (Part Lots) Map.

2012 No 360

Parramatta Local Environmental Plan 2011 (Amendment No 1)

Schedule 2 Amendment of Parramatta City Centre Local Environmental Plan 2007

**Schedule 2 Amendment of Parramatta City Centre
Local Environmental Plan 2007**

Schedule 5 Environmental heritage

Omit the matter relating to 38 Marion Street, Parramatta.