



New South Wales

Parramatta Local Environmental Plan 2011 (Amendment No 37)

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*.

ANN-MAREE CARRUTHERS

As delegate for the Minister for Planning and Public Spaces

Parramatta Local Environmental Plan 2011 (Amendment No 37)

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1 Name of Plan

This Plan is *Parramatta Local Environmental Plan 2011 (Amendment No 37)*.

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 at 2–6 Hassall Street, Parramatta, being Lot 22, DP 608861, Lot 62, DP 1006215 and Lot 7, DP 128820.

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

Clause 7.15

Insert after clause 7.14—

7.15 Development on land at 2–6 Hassall Street, Parramatta

- (1) This clause applies to land at 2–6 Hassall Street, Parramatta, being Lot 22, DP 608861, Lot 62, DP 1006215 and Lot 7, DP 128820.
- (2) The maximum number of car parking spaces for commercial premises and educational establishments in a building on land to which this clause applies is to be calculated using the following formula (but only if the building has a floor space ratio greater than 3.5:1)—

$$M = (G \times A) \div (50 \times T)$$

where—

M is the maximum number of parking spaces, and

G is the gross floor area of all commercial premises and educational establishments in the building in square metres, and

A is the site area in square metres, and

T is the total gross floor area of all buildings on the site in square metres.

- (3) Development consent must not be granted to development involving the construction of a new building or external alterations to an existing building on land to which this clause applies unless the consent authority is satisfied that—
 - (a) the building complies with the following standards (but only if the building has a gross floor area that exceeds 10,000 square metres)—
 - (i) the energy target is a maximum 140 kg/m² per year,
 - (ii) the water target is a maximum 65 kL/m² per year, and
 - (b) the building utilises a dual water reticulation system containing pipes for potable water and recycled water for all internal and external water uses.
- (4) This clause applies despite clause 7.3.