



New South Wales

# **Parramatta Local Environmental Plan 2011 (Amendment No 53)**

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 NEWMAN, CHIEF EXECUTIVE OFFICER  
CITY OF PARRAMATTA COUNCIL**  
As delegate for the local plan-making authority

## **Parramatta Local Environmental Plan 2011 (Amendment No 53)**

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### **1 Name of Plan**

This Plan is *Parramatta Local Environmental Plan 2011 (Amendment No 53)*.

### **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 the following land at Parramatta—

- (a) Lot 1, DP 710335, 197 and 207 Church Street,
- (b) Lot 1, DP 233150, 89 Marsden Street.

### **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 7.22A**

Insert after clause 7.22—

**7.22A Development on land at 197 and 207 Church Street and 89 Marsden Street, Parramatta**

- (1) This clause applies to land identified as “Area 19” on the Special Provisions Area Map.
- (2) The consent authority must not grant consent to the erection of a building on land to which this clause applies unless the consent authority is satisfied that—
  - (a) part of the building will be used for commercial premises, and
  - (b) that part of the building will have a gross floor area that equates to a floor space ratio of at least 1:1.
- (3) Despite clauses 4.4 and 7.2, development consent may be granted for the erection of a building with a floor space ratio that exceeds the floor space ratio permitted under clauses 4.4 and 7.2 if the consent authority is satisfied that the additional gross floor area will be used only for the purposes of non-residential premises.
- (4) In this clause—  
*additional gross floor area* means the gross floor area that equates to the amount by which the floor space ratio permitted under clauses 4.4 and 7.2 is exceeded.

**[2] Clause 7.23, heading**

Omit the heading. Insert instead—

**7.23 Car parking on land at 33–43 Marion Street, 197 and 207 Church Street and 89 Marsden Street, Parramatta**

**[3] Clause 7.23(2)**

Omit the subclause. Insert instead—

- (2) This clause applies to the following land—
  - (a) land identified as “Area 15” on the Key Sites Map,
  - (b) land identified as “Area 19” on the Special Provisions Area Map.