

Appendix 17 - Potential Draft LEP Provisions

Parramatta CBD Planning Proposal

Potential Draft Local Environmental Plan (LEP) Provisions

N.B. These potential draft LEP provisions have been prepared by Council as a **guide only** to assist the public in understanding the possible implications of the Parramatta CBD Planning Proposal. The final LEP provisions, which will be drafted by the NSW Parliamentary Counsel's Office, may appear different to those in this document.

POTENTIAL DRAFT LOCAL ENVIRONMENTAL PLAN PROVISIONS

Draft Parramatta Local Environmental Plan 2011 (Amendment No X)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

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

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 as shown on the Parramatta Local Environmental Plan 2011 (Amendment No X) Land Application Map.

4 Maps

The maps adopted by *Parramatta Local Environmental Plan 2011* are introduced, amended or replaced, as the case requires, by the maps approved by the Greater Sydney Commission on the making of this Plan.

Note. This plan amends the Additional Local Provisions Map, Additional Permitted Uses Map, Floor Space Ratio Map, Height of Buildings Map, Land Zoning Map and the Special Provisions Area Map. Further, this plan introduces an Active Street Frontages Map, Floodplain Risk Management Map, Incentive Floor Space Ratio Map, Incentive Height of Buildings Map, Opportunity Sites Map and a Sun Access Protection Map.

Schedule 1 Amendment of Parramatta Local Environmental Plan 2011

[1] Land Use Table (Zone B3 Commercial Core)

Omit “; Tourist and visitor accommodation” in item 3. Insert instead “Backpackers’ accommodation;” and “Bed and breakfast accommodation;” in alphabetical order in item 3.

[2] Clause 4.3 Height of buildings

Insert after clause (2A):

- (2B) Despite subclause (2), any development on land identified with a thick orange line and labelled “Area 2” on the Height of Buildings Map is not to exceed the height determined in accordance with clause 7.4 (Sun Access Protection).

[3] Clause 7.2 Floor space ratio

Omit subclauses 7.2 (1) and (2). Insert instead:

- (1) Despite clause 7.15 where development includes community infrastructure, the maximum floor space ratio for buildings on land for which the maximum floor space ratio shown on the Incentive Floor Space Ratio Map is specified in Column 1 of the table to this subclause is the amount specified opposite that floor space ratio in:
- (a) if the site area for the development is less than or equal to 500 square metres—Column 2 of the table, or
 - (b) if the site area for the development is greater than 500 square metres but less than 1,300 square metres—Column 3 of the table, or
 - (c) if the site area for the development is equal to or greater than 1,300 square metres—Column 4 of the table.

| Column 1 | Column 2 | Column 3 | Column 4 |
|----------|----------|----------|----------|
| 4:1 | 3:1 | (3+1X):1 | 4:1 |
| 6:1 | 4:1 | (4+2X):1 | 6:1 |

- (2) For the purposes of Column 3 of the Table to subclause (1):

$$X = (\text{the site area in square metres} - 500)/800$$

- (2A) Despite clause 7.15 where development includes community infrastructure, the maximum floor space ratio for buildings on land for which the maximum floor space ratio shown on the Incentive Floor Space Ratio Map is specified in Column 1 of the table to this subclause is the amount specified opposite that floor space ratio in:
- (a) if the site area for the development is less than or equal to 800 square metres—Column 2 of the table, or
 - (b) if the site area for the development is greater than 800 square metres but less than 1,600 square metres—Column 3 of the table, or
 - (c) if the site area for the development is equal to or greater than 1,600 square metres—Column 4 of the table.

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| Column 1 | Column 2 | Column 3 | Column 4 |
|----------|----------|----------|----------|
| 10:1 | 6:1 | (6+4Y):1 | 10:1 |

(2B) For the purposes of Column 3 of the Table to subclause (2A):

$$Y = (\text{the site area in square metres} - 800)/800$$

(2C) Despite subclauses (1), (2), (2A) and (2B), the consent authority may grant consent to development seeking to achieve the maximum floor space ratio shown on the Incentive Floor Space Ratio Map, but only where:

- (a) the development has been subject to a competitive design process and exhibits design excellence as provided in clause 7.10; and
- (b) if the development includes residential accommodation, that:
 - (i) the development includes community infrastructure; and
 - (ii) the development complies with *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development* and the *Apartment Design Guide* published by the NSW Department of Planning and Environment in July 2015; and
- (c) the ground floor of all sides of the building facing the street and any other publicly accessible areas will be used for the purposes of business premises or retail premises.

(2D) In this clause, *community infrastructure* has the same meaning as in clause 7.15.

[4] Clause 7.4 Sun access protection

Omit subclause 7.4. Insert instead:

7.4 Sun access protection

- (1) The objective of this clause is to protect public open space in Prince Alfred Square, the Parramatta River Foreshore, the Lancer Barracks site and Jubilee Park from overshadowing.
- (2) This clause applies to land identified on the Sun Access Protection Map (as shown coloured purple).
- (3) Development consent must not be granted to development on land to which this clause applies that results in any part of a building causing additional overshadowing, on 21 June in any year, on any of the following locations (as shown with blue hatching on the Sun Access Protection Map) during the times specified in relation to those locations:
 - (a) Prince Alfred Square—between 12.00 and 14.00,
 - (b) Parramatta River Foreshore—between 12.00 and 14.00,
 - (c) Lancer Barracks site—between 12.00 and 14.00,
 - (d) Jubilee Park—between and 12.00 and 14.00.
- (4) Development results in a building causing additional overshadowing if the total overshadowing of the relevant location during the specified times would be greater after the development is carried out than the overshadowing of that location during the specified times caused by buildings existing on the commencement of this Plan.

7.4A Sun access protection—Parramatta Square

- (1) The objective of this clause is to protect public open space in Parramatta Square from overshadowing.
- (2) This clause applies if the consent authority considers that development which is the subject of a development application is likely to cause excessive overshadowing of the public open space referred to in subclause (1).
- (3) The consent authority, in determining that development application, must take into consideration the relevant sun access controls specified for that land in section 4.3.3 of the Parramatta Development Control Plan.

[5] Clause 7.6 Airspace operations

Omit subclause 7.6 (2).

Omit “to which this clause applies” from subclause 7.6 (3). Insert instead “within the Parramatta City Centre”.

[6] Clause 7.7A Development of certain land at Dixon, Rosehill and Boundary Streets, Parramatta

Insert after clause 7.7:

7.7A Development of certain land at Dixon, Rosehill and Boundary Streets, Parramatta

- (1) This clause applies to land marked “Area 5” on the Special Provisions Area Map.
- (2) The consent authority may permit an additional floor space ratio of 1:1 and an additional height of 14m above that permitted elsewhere under this Plan for development on land to which this clause applies, provided that:
 - (a) the development includes community infrastructure to the satisfaction of the consent authority, whether or not provided on the development site or an alternative site nominated by the consent authority;
 - (b) the development has been subject to a competitive design process and exhibits design excellence as provided in clause 7.10; and
 - (c) the lot on which the development will be sited is at least 60 metres wide at the front building line.
- (3) In this clause, *community infrastructure* has the same meaning as in clause 7.15.

[7] Clause 7.10 Design excellence

Omit subclauses 7.10 (5) (a) and (b). Insert instead:

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- (a) development in respect of a building that has, or will have, a height above ground level (existing) greater than 40 metres (or 55 metres in the case of “Area 6” on the Special Provisions Area Map – refer to clause 7.20),
- (b) development involving or directly adjoining a heritage item seeking to achieve a floor space ratio of 3:1 or greater,

Omit subclause 7.10 (8). Insert instead:

- (8) If the design of a new building, or an external alteration to an existing building, is the winner of a competitive design process and the consent authority is satisfied that the building or alteration exhibits design excellence, it may grant development consent to the erection of the new building, or the alteration to the existing building, with:
 - (a) a building height that exceeds the maximum height shown for the land on the Height of Buildings Map or an amount of floor space that exceeds the maximum floor space ratio shown for the land on the Floor Space Ratio Map (or both) by up to 15%, if the development does not include community infrastructure in accordance with clause 7.15; or
 - (b) a building height that exceeds the maximum height shown for the land on the Incentive Height of Buildings Map or an amount of floor space that exceeds the maximum floor space ratio shown for the land on the Incentive Floor Space Ratio Map (or both) by up to 15%, if the development includes community infrastructure in accordance with clause 7.15.

[8] Clauses 7.11, 7.12, 7.13, 7.14, 7.15, 7.16, 7.17, 7.18, 7.19 and 7.20

Insert after clause 7.10:

7.11 Commercial premises in Zone B4 Mixed Use located in the vicinity of Zone B3 Commercial Core

- (1) The objective of this clause is to facilitate employment generating uses in specific parts of Zone B4 Mixed Use which are generally in the vicinity of Zone B3 Commercial Core.
- (2) This clause applies to Zone B4 Mixed Use as identified on the Additional Local Provisions Area Map.
- (3) The minimum floor space ratio for any commercial premises floor space of any development on land to which this clause applies is 1:1.
- (4) Any additional commercial premises floor space provided in excess of the minimum specified in subclause (3) will be exempt from the overall maximum floor space ratio specified in clauses 4.4, 7.2 or 7.15 (where community infrastructure is included with the development), but only where the site has a minimum area of 1,800 square metres.
- (5) Conversion of any commercial premises floor space approved under subclause (4) to residential accommodation floor space is prohibited under this Plan.
- (6) In this clause, *community infrastructure* has the same meaning as in clause 7.15.

7.12 Office premises in Zone B3 Commercial Core

- (1) The objective of this clause is to facilitate office premises in Zone B3 Commercial Core.
- (2) Development for the purposes of office premises in Zone B3 Commercial Core is not subject to the floor space ratios specified under clauses 4.4, 7.2 or 7.15.

7.13 End of journey facilities

- (1) The objective of this clause is to facilitate pedestrian and cycling access to commercial premises.
- (2) This clause applies to the following development:
 - (a) a building which consists entirely of commercial premises, and
 - (b) mixed use development, but only where more than 600 square metres of commercial premises is provided.
- (3) The consent authority must not grant consent to development to which this clause applies involving the construction of a new building or significant alterations to an existing building unless that building provides for all of the following facilities together in one area of the building:
 - (a) showers,
 - (b) change rooms,
 - (c) lockers,
 - (d) bicycle storage areas.

7.14 Active street frontages

- (1) The objective of this clause is to promote uses that attract pedestrian traffic along certain ground floor street frontages in Zone B3 Commercial Core and Zone B4 Mixed Use.
- (2) This clause applies to land identified as an “Active Street Frontage” on the Active Street Frontages Map.
- (3) Development consent must not be granted to the erection of a building, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that the building will have an active street frontage after its erection or change of use.
- (4) Despite subclause (3) and subject to the consent authority being satisfied, an active street frontage is not required for any part of a building that is used for any of the following:
 - (a) entrances and lobbies (including as part of mixed use development),
 - (b) access for fire services,
 - (c) electrical services,
 - (d) vehicular access.

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- (5) In this clause, a building has an **active street frontage** if all premises on the ground floor of the building facing the street are used for the purposes of business premises or retail premises.

7.15 Community Infrastructure

- (1) The objective of this clause is to allow greater residential densities and height in the Parramatta City Centre where community infrastructure is also provided.
- (2) The consent authority may approve development with a height and floor space ratio that does not exceed the increased building height and floor space ratio identified on the Incentive Height of Buildings Map and the Incentive Floor Space Ratio Map, but only if:
- (a) the development is able to demonstrate an appropriate transition to any heritage items or conservation areas; and
 - (b) the development includes community infrastructure to the satisfaction of the consent authority, whether or not provided on the development site or an alternative site nominated by the consent authority.

Note. Council will prepare a Development Guideline to provide details on how community infrastructure is to be delivered to the satisfaction of the consent authority.

- (3) Despite subclause (2), any development on land identified with a thick orange line and labelled “Area 1” on the Incentive Height of Buildings Map is not to exceed the height determined in accordance with clause 7.4 (Sun Access Protection).
- (4) In this clause:

community infrastructure means a building or place owned or controlled by a public authority, including community facilities, cycleways, environmental facilities, footways, information and education facilities, public administration buildings, public roads, public squares, recreation areas, recreation facilities (indoor), recreation facilities (major) and recreation facilities (outdoor), but does not include the footway directly adjoining the development site.

development site means the land subject to the development that is seeking the additional height and floor space ratio under this clause.

7.16 Opportunity Sites

- (1) The objectives of this clause are:
- (a) to provide opportunities for tall, slender towers;
 - (b) to encourage opportunities to improve the quality of the public domain; and
 - (c) to facilitate opportunities to deliver additional community infrastructure.

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- (2) This clause applies to Opportunity Sites as identified on the Opportunity Sites Map.
- (3) A building on land to which this clause applies is eligible for an amount of additional residential floor space (above that already permitted elsewhere under this Plan) equivalent to that which may be achieved by applying a floor space ratio of up to 3:1 to the development site.
- (4) The consent authority may grant consent to development involving the construction of a new building or alterations to an existing building on land to which this clause applies that incorporates the additional floor space as specified in subclause (3) above, but only if:
 - (a) the development site is at least 40 metres wide at the front building line, has an area of at least 1,800 square metres; and
 - (b) the development demonstrates an appropriate transition to any heritage items; and
 - (c) the development includes community infrastructure to the satisfaction of the consent authority, whether or not provided on the development site or an alternative site nominated by the consent authority.
- (5) Development consent must not be granted to development under this clause unless:
 - (a) the development first includes:
 - (i) the additional height, floor space ratio and community infrastructure as provided under clause 7.15; and
 - (ii) the 15% bonus floor space ratio and height for achieving design excellence under clause 7.10; and
 - (iii) the 0.5:1 bonus floor space ratio for high performing buildings under clause 7.17; and
 - (b) the development includes additional community infrastructure under this clause to the satisfaction of the consent authority above that provided under clause 7.15.
- (6) Development consent must not be granted to development to which this clause applies unless a development control plan that provides for the matters in subclause (7) below has been prepared for the development site.
- (7) The development control plan must provide for all of the following:
 - (a) requirements as to the form and external appearance of proposed development so as to improve the quality and amenity of the public domain,
 - (b) requirements to minimise the detrimental impact of proposed development on view corridors,
 - (c) how the proposed development addresses the following matters:
 - (i) the suitability of the land for development,
 - (ii) the existing and proposed uses and use mix,
 - (iii) any heritage issues and streetscape constraints,
 - (iv) the impact on any conservation area,
 - (v) the inclusion of community infrastructure,

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- (vi) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
- (vii) the bulk, massing and modulation of buildings,
- (viii) street frontage heights,
- (ix) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,
- (x) the achievement of the principles of ecologically sustainable development,
- (xi) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,
- (xii) the impact on, and any proposed improvements to, the public domain,
- (xiii) achieving appropriate interface at ground level between the building and the public domain,
- (xiv) the excellence and integration of landscape design,
- (xv) the incorporation of high quality public art into the fabric of buildings in the public domain or in other areas to which the public has access.

Note. Section 83C of the *Environmental Planning and Assessment Act 1979* provides that if an environmental planning instrument requires the preparation of a development control plan before any particular or kind of development is carried out on any land, that obligation may be satisfied by the making and approval of a staged development application in respect of that land.

- (8) In this clause:

community infrastructure has the same meaning as in clause 7.15.

development site means the Opportunity Site subject to the development that is seeking the additional floor space ratio under this clause.

Opportunity Site means land identified as such on the Opportunity Sites Map.

7.17 High performing buildings

- (1) The objectives of this clause are as follows:
 - (a) to encourage high performing building design (namely the built form and layout) of large-scale office and retail development and mixed use development in the Parramatta City Centre that minimises the consumption of energy and water,
 - (b) to provide increased amenity to occupants over the long term, and
 - (c) to ensure the increase in gross floor area is compatible with surrounding buildings in terms of bulk, height and amenity.
- (2) This clause applies to:
 - (a) development for the purposes of office premises with a gross floor area of 10,000 square metres or greater; or
 - (b) development for the purposes of retail premises with a gross floor area of 5,000 square metres or greater; or

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- (c) development for the purposes of mixed use development, but only where:
 - (i) the lot on which the development will be sited is at least 24 metres wide at the front building line and has a minimum site area of at least 1,800 square metres, and
 - (ii) the lot on which the development will be sited has a maximum floor space ratio of at least 10:1, as shown on the Incentive Floor Space Ratio Map.
- (3) Before granting development consent to development under this clause, the consent authority must be satisfied that:
 - (a) the part of any building used for the purposes of office premises or a mixed use development (but only where that mixed use development includes at least 2,000 square metres of commercial premises) complies with the following standards:
 - (i) the energy target is a maximum 140 kg/m² per year for commercial premises, and
 - (ii) the water target is a maximum 0.65 kL/m² per year for commercial premises
 - (b) despite subclause 3(a), the part of any building used for the purposes of retail premises (including as a part of a mixed use development) with a gross floor area of 5,000 square metres or greater complies with the following standards:
 - (i) the energy target is a maximum 100 kg/m² per year, and
 - (ii) the water target is a maximum 0.95 kL/m² per year, and
 - (c) the part of any building that is a dwelling used for the purposes of mixed use development complies with the following standards:
 - (i) the energy target is a minimum 10-point increase in the BASIX score compared to current requirements, and
 - (ii) the water target is a minimum 10-point increase in the BASIX score compared to current requirements, and
 - (d) a report prepared by a qualified consultant to the satisfaction of the Council verifies that, if all of the commitments relating to the building design (namely the built form and layout) listed in the report are fulfilled, the development will comply with both the energy and water targets which apply to the development under subclauses (3)(a), (b) or (c) above, as the case may require.
- (4) A mixed use development which complies with this clause is eligible for an amount of additional residential floor space (above that already permitted elsewhere under this Plan) equivalent to that which may be achieved by applying a floor space ratio of up to 0.5:1, subject to the consent authority being satisfied that this additional floor space does not adversely impact on neighbouring and adjoining land in terms of visual bulk and overshadowing.
- (5) This clause does not apply to land on which development to which clause 13 of *State Environmental Planning Policy (Affordable Rental Housing) 2009* applies is to be carried out.

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- (6) In this clause:

BASIX means a rating under State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

mixed use development means a building or place comprising commercial premises and dwellings.

7.18 Dual water systems

- (1) The objective of this clause is to future proof the security of water supply in the Parramatta City Centre.
- (2) This clause applies to the Parramatta City Centre, but not including “Area 6” on the Special Provisions Area Map.
- (3) The consent authority must not grant consent to development involving the construction of a new building or significant alterations to an existing building unless that building contains both potable water pipes and recycled water pipes for the purposes of all available internal and external water uses.

7.19 Floodplain risk management

- (1) The objective of this clause is to enable occupants of buildings in identified areas that have particular evacuation or emergency response issues to:
 - (a) shelter within a building above the probable maximum flood level; or
 - (b) evacuate safely to land located above the probable maximum flood level.
- (2) This clause applies to land identified on the Floodplain Risk Management Map (as shown coloured blue).
- (3) Development consent must not be granted for new buildings or significant alterations and additions to existing buildings on land to which this clause applies unless the consent authority is satisfied that:
 - (a) the building contains either a safe area with emergency electricity and water for all occupants to take refuge in that is located above the probable maximum flood level, or flood free pedestrian access is available between the building and land that is above the probable maximum flood level; and
 - (b) the building is certified by an engineer to withstand the forces of floodwaters, debris and buoyancy resulting from a probable maximum flood event.
- (4) In this clause, **probable maximum flood** has the same meaning as it has in the *Floodplain Development Manual* (ISBN 0 7347 5476 0), published in 2005 by the NSW Government.

Note. The probable maximum flood is the largest flood that could conceivably occur at a particular location, usually estimated from probable maximum precipitation.

7.20 Parramatta Park and Park Edge Highly Sensitive Area

- (1) The objective of this clause is to preserve built form controls consistent with the heritage sensitivity of Parramatta Park and the Park Edge Highly Sensitive Area.

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- (2) This clause applies to land shown as “Area 6” on the Special Provisions Area Map.
- (3) Despite clause 4.4, the maximum floor space ratio for buildings on land to which this clause applies for which the maximum floor space ratio shown on the Floor Space Ratio Map is specified in Column 1 of the table to this subclause is the amount specified opposite that floor space ratio in:
- (a) if the site area for the development is less than or equal to 1,000 square metres—Column 2 of the table, or
 - (b) if the site area for the development is greater than 1,000 square metres but less than 1,800 square metres—Column 3 of the table, or
 - (c) if the site area for the development is equal to or greater than 1,800 square metres—Column 4 of the table.

| Column 1 | Column 2 | Column 3 | Column 4 |
|----------|----------|--------------|----------|
| 6:1 | 4:1 | $(4 + 2X):1$ | 6:1 |
| 8:1 | 5:1 | $(5 + 3X):1$ | 8:1 |

- (4) For the purposes of Column 3 of the table to subclause (3):

$$X = (\text{the site area in square metres} - 500)/1500$$

- (5) Despite clause 7.10, development consent must not be granted to the following development on land to which this clause applies unless a competitive design process has been held in relation to the proposed development and the development exhibits design excellence (as provided in clause 7.10):
- (a) development in respect of a building that has, or will have, a height above ground level (existing) greater than 55 metres,
 - (b) development on a site greater than 1,000 square metres and up to 1,800 square metres seeking to achieve the maximum floor space ratio identified on the Floor Space Ratio Map, where amalgamation with adjoining sites is not physically possible.
- (6) Despite clause 7.10, if the design of a new building, or an external alteration to an existing building on land to which this clause applies, is the winner of a competitive design process and the consent authority is satisfied that the building or alteration exhibits design excellence (as provided in clause 7.10), it may grant development consent to the erection of the new building, or the alteration to the existing building, with:
- (a) in any case—a building height that exceeds the maximum height shown for the land on the Height of Buildings Map or an amount of floor space that exceeds the maximum floor space ratio shown for the land on the Floor Space Ratio Map (or both) by up to 15%, or
 - (b) if the proposal is for a building containing entirely non-residential floor space in Zone B4 Mixed Use—a building height that exceeds the maximum height shown for the land on the Height of Buildings Map or an amount of floor space that exceeds the maximum floor space ratio shown for the land on the Floor Space Ratio Map (or both) by up to 25%.

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- (7) Clause 7.13 (End of journey facilities), clause 7.17 (High performing buildings) and clause 7.18 (Dual water systems) do not apply to land to which this clause applies.
- (8) In this clause, *Parramatta Park and the Park Edge Highly Sensitive Area* means “Area 6” on the Special Provisions Area Map.

[9] Schedule 1 Additional Permitted Uses

Omit subclause 6AB (2). Insert instead:

- (2) Development for the purposes of vehicle repair stations and vehicle sales or hire premises are permitted with development consent.

[10] Dictionary

Omit the definition for “Parramatta Development Control Plan”.

Insert in alphabetical order:

Active Street Frontages Map means the Parramatta Local Environmental Plan 2011 Active Street Frontages Map.

Floodplain Risk Management Map means the Parramatta Local Environmental Plan 2011 Floodplain Risk Management Map.

Incentive Floor Space Ratio Map means the Parramatta Local Environmental Plan 2011 Incentive Floor Space Ratio Map.

Incentive Height of Buildings Map means the Parramatta Local Environmental Plan 2011 Incentive Height of Buildings Map.

Opportunity Sites Map means the Parramatta Local Environmental Plan 2011 Opportunity Sites Map.

Parramatta City Centre means the area identified as “Parramatta City Centre” on the Additional Local Provisions Map.

Parramatta Development Control Plan means the *Parramatta Development Control Plan 2011*, as in force on the commencement of *Parramatta Local Environmental Plan 2011 (Amendment No X)*.

Sun Access Protection Map means the Parramatta Local Environmental Plan 2011 Sun Access Protection Map.