



Mr G Dyer
Interim General Manager
City of Parramatta Council
PO Box 32
PARRAMATTA NSW 2124

17/08052

Greg
Dear Mr Dyer

**Parramatta Local Environmental Plan 2011 (Amendment No. 23) – 153
Macquarie Street and Part 1A Civic Place, Parramatta
(PP_2016_COPAR_005_00)**

I refer to Council's request that Parramatta Local Environmental Plan 2008 (Amendment No. 23) (the LEP) be made.

I am pleased to advise that as the delegate of the Greater Sydney Commission, I have made the LEP under section 59(2) of the *Environmental Planning and Assessment Act 1979* (the Act) and under section 34(5) of the Act it will take effect when published on the NSW Legislation website.

Should you have any further enquiries about this matter, I have arranged for Mrs Catherine Van Laeren, Director, Sydney Region West, Planning Services, of the Department of Planning and Environment to assist you. Mrs Van Laeren can be contacted on (02) 9860 1520.

Yours sincerely

Stephen Murray 5 July 2017
Stephen Murray
Executive Director, Regions
Planning Services

Delegate of the Greater Sydney Commission



New South Wales

Parramatta Local Environmental Plan 2011 (Amendment No 23)

under the

Environmental Planning and Assessment Act 1979

The Greater Sydney Commission makes the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

Greater Sydney Commission

Hele Murray
Executive Director Regions
5 July 2017
Delegate of the Greater
Sydney Commission

Parramatta Local Environmental Plan 2011 (Amendment No 23)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Parramatta Local Environmental Plan 2011 (Amendment No 23)*.

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 land identified as "Area 5" on the Special Provisions Area Map of the *Parramatta Local Environmental Plan 2011*.

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 Greater Sydney Commission on the making of this Plan.

Schedule 1 Amendment of Parramatta Local Environmental Plan 2011

[1] Clause 7.11

Insert after clause 7.10:

7.11 Development on land at 153 Macquarie Street and part of 1A Civic Place, Parramatta

- (1) This clause applies to land marked "Area 5" on the Special Provisions Area Map.
- (2) The consent authority may grant consent to development involving the construction of a new building or external alterations to an existing building on land to which this clause applies if:
 - (a) the design of the building or alteration is the result of a competitive design process as required by clause 7.10 (5), and
 - (b) the consent authority is of the opinion that the building or alteration exhibits design excellence with regard to the design criteria specified in clause 7.10 (4), and
 - (c) the development does not result in a building with a gross floor area that exceeds 46,200 square metres, and
 - (d) at least 90% of the floor space of the building will be used for business premises, office premises or retail premises, and
 - (e) no part of the building will be used for residential purposes, and
 - (f) the development does not result in any additional overshadowing on the land shown with blue hatching on the Sun Access Protection Map between 12 noon and 2pm on 21 June in each year.

[2] Dictionary

Insert in alphabetical order:

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

Environmental Planning and Assessment Act 1979

Parramatta Local Environmental Plan 2011 (Amendment No 23)

City of Parramatta Council
126 Church Street
Parramatta NSW 2150

Map Cover Sheet

The following map sheets are revoked:

Map Sheet	Map Identification Number
Key Sites Map Special Provisions Map	
CL1_010	6250_COM_CL1_010_010_20150122

The following map sheets are adopted:

Map Sheet	Map Identification Number
Key Sites Map Special Provisions Map Sun Access Protection Map	
CL1_010	6250_COM_CL1_010_010_20170531

Certified

John Murray
Executive Director Regions
5 July 2017
Delegate of the Greater
Sydney Commission

Delegate of Council [Date]

Greater Sydney Commission [Date]

