



New South Wales

State Environmental Planning Policy Amendment (Church Street North Precinct) 2023

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979*.

Minister for Planning and Public Spaces

State Environmental Planning Policy Amendment (Church Street North Precinct) 2023

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1 Name of policy

This policy is *State Environmental Planning Policy Amendment (Church Street North Precinct) 2023*.

2 Commencement

This policy commences on 1 July 2024 and is required to be published on the NSW legislation website.

3 Repeal of policy

This policy is repealed at the beginning of the day following the day on which this policy commences.

4 Maps

The maps adopted by *Parramatta Local Environmental Plan 2023* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this policy.

Schedule 1 Amendment of Parramatta Local Environmental Plan 2023

[1] Clause 5.1 Relevant acquisition authority

Insert at the end of clause 5.1(2), table—

Zone E2 Commercial Centre and marked “Regional cycleway”	Council
Zone MU1 Mixed Use and marked “Regional cycleway”	Council

[2] Clause 7.3 Floor space ratio

Omit “, “Area 8”” from clause 7.3(1).

[3] Clause 7.3(2), table

Insert in appropriate order—

4.5:1	3.25:1	(3.25 + 1.25X):1
5:1	3.5:1	(3.5 + 1.5X):1

[4] Clause 7.4 Floor space ratio—Parramatta Park and Park Edge Highly Sensitive Area

Omit “, other than land identified as “Area 11” on the Special Provisions Area Map” from clause 7.4(2).

[5] Clause 7.5 Additional floor space ratio—“Area 3” and “Area 5”

Omit “has a footprint of” from clause 7.5(4)(b). Insert instead “is”.

[6] Clause 7.5(4)(c)

Omit the paragraph. Insert instead—

- (c) each floor that is more than 105m above ground level (existing) is less than 40m by 40m, as measured to the external face of the external walls and including balconies, and

[7] Clause 7.7 Sun access

Omit “and Jubilee Park” from clause 7.7(1)(a).

Insert instead “, Jubilee Park, Prince Alfred Square and the Parramatta River foreshore”.

[8] Clause 7.7(3)(e) and (f)

Insert after clause 7.7(3)(d)—

- (e) for Prince Alfred Square—between 11am and 2pm,
(f) for the Parramatta River foreshore—between 11am and 2pm.

[9] Clause 7.7(4)

Omit “in Parramatta Square, between 1pm and 2pm on 21 March and 23 September in any year (the *relevant period*), on the land”.

Insert instead “, between 1pm and 2pm on 21 March and 23 September in any year (the *relevant period*), on the land in Parramatta Square”.

[10] Clause 7.7(6A)

Insert after clause 7.7(6)—

- (6A) This clause prevails over another provision of this part to the extent of an inconsistency.

[11] Clause 7.22 Managing heritage impacts

Insert after clause 7.22(2)(c)—

- (d) land identified as “Area C” or “Area D” on the Special Provisions Area Map.

[12] Clause 7.22(3)(d)

Omit “heritage item or heritage conservation area on, or adjacent to, the land”.

Insert instead “relevant heritage item or heritage conservation area”.

[13] Clause 7.22

Insert at the end of the clause, with appropriate subclause numbering—

A reference to a heritage conservation area in subclause (3) is taken, in relation to land referred to in subclause (2)(d), to include the North Parramatta Conservation Area and Sorrell Street Conservation Area.

[14] Clause 7.42 5 Aird Street and 12 Hassall Street, Parramatta

Omit “Key Sites Map” wherever occurring. Insert instead “Special Provisions Area Map”.

[15] Part 7, Division 6

Insert at the end of the division, with appropriate clause numbering—

Church Street North Precinct

- (1) This clause applies to the erection of a building on land identified as “Area C” on the Special Provisions Area Map that—
 - (a) has a site area of at least 2,400m², and
 - (b) uses the additional height and floor space ratio permitted under clause 7.15(2).
- (2) The building may exceed the applicable FSR by up to 10% if the consent authority is satisfied of the following—
 - (a) each floor that is more than 60m above ground level (existing) will not exceed 35m by 35m, as measured to the external face of the external walls and including balconies,
 - (b) all heritage items on the site will be repaired, restored or reconstructed as part of the development,
 - (c) there will be an appropriate transition in bulk and scale to neighbouring heritage items and heritage conservation areas and the Parramatta River foreshore,
 - (d) the development minimises adverse impacts on significant view corridors, including to Church Street and Prince Alfred Square.
- (3) A building that exceeds the applicable FSR in accordance with subclause (2) may exceed the maximum height permitted under clause 7.15(2) by up to 15.5m.

- (4) If the building includes above ground car parking, the amount of gross floor area by which the development exceeds the applicable FSR must not be included in calculating the maximum number of car parking spaces permitted under Division 4.