



# **Sydney Regional Environmental Plan No 28—Parramatta (Amendment No 1)**

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Urban Affairs and Planning, make the following regional environmental plan under the *Environmental Planning and Assessment Act 1979*.  
(P99/00546/PC)

ANDREW REFSHAUGE MP

Minister for Urban Affairs and Planning

Sydney, 21 February 2000

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## 2000 No 82

Clause 1            Sydney Regional Environmental Plan No 28—Parramatta (Amendment No 1)

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# Sydney Regional Environmental Plan No 28—Parramatta (Amendment No 1)

## 1 Name of Plan

This Plan is *Sydney Regional Environmental Plan No 28—Parramatta (Amendment No 1)*.

## 2 Land covered by this Plan

This Plan applies to land known as the Parramatta Primary Centre, as shown on the Primary Centre and Precincts Map, within the meaning of *Sydney Regional Environmental Plan No 28—Parramatta*. That land is predominantly within the City of Parramatta and partly within the City of Holroyd.

## 3 Objectives of this Plan

The objectives of this Plan are:

- (a) to ensure that the building design controls in *Sydney Regional Environmental Plan No 28—Parramatta* are not undermined through the inappropriate use of *State Environmental Planning Policy No 1—Development Standards*, by limiting the extent to which that Policy can be used to achieve changes in specified floor space ratios, and
- (b) to correct minor drafting errors in *Sydney Regional Environmental Plan No 28—Parramatta*.

## 4 Relationship to other environmental planning instruments

*Sydney Regional Environmental Plan No 28—Parramatta* is amended as set out in Schedule 1.

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## Schedule 1 Amendments

(Clause 3)

### [1] Clause 5 Relationship of this Plan to other environmental planning instruments

Delete clause 5 (6). Insert instead:

- (6) *State Environmental Planning Policy No 1—Development Standards* does not apply:
  - (a) to height requirements for buildings within the City Centre or Harris Park Precinct, or
  - (b) to allow consent to be granted for the erection of a building with a floor space ratio that is more than 10% greater than the maximum floor space ratio for the building set by a development standard in this Plan.
- (7) In addition, a consent of the kind restricted by subclause (6) (b) may be granted pursuant to *State Environmental Planning Policy No 1—Development Standards* only if the consent authority is satisfied that:
  - (a) there are exceptional circumstances in the particular case because of the unique shape or character of the allotment concerned, or because of the relationship of the proposed building to adjoining buildings or the nature of the adjoining buildings, or both, and
  - (b) the built form that would be achieved by development allowed by the consent would be only marginally different from that which would be achieved if the relevant maximum floor space ratio applied, and
  - (c) the development allowed by the consent would significantly enhance achievement of the objectives of the zone in which it is proposed to be carried out, and
  - (d) the proposed building demonstrates a high standard of architectural design, materials and detailing that is appropriate to the building type and its location.

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Schedule 1 Amendments

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### [2] Clause 10 Master plans

Delete from the second paragraph of clause 10 (2) the words “prospective” and “Council concerned or the Director, as the case may be,”.

### [3] Clause 10 (2) Requirement for a master plan

Insert in the second paragraph the words “appropriate authority” before the words “considers that”.

### [4] Clause 57 Car parking provisions

Omit “or more” from the matter in the right hand column relating to “Villas, townhouses and terraces” in the Table.

### [5] Clause 57, Table

Omit “1 bedroom” from the matter in the right hand column relating to “Villas, townhouses and terraces”.

Insert instead “4 bedroom”.

### [6] Schedule 7 Amendment of other instruments

#### Clause 4 Relationship to other environmental planning instruments

Insert in item [1] “, 6 (Precinct 4—Westmead Precinct)” after “2 (Primary Centre controls)” in clause 4 (2) to be inserted into *Holroyd Local Environmental Plan 1991*.

BY AUTHORITY

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