



Christine Gough  
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Environment  
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<b>Your Reference</b>	PP_2016_PARRA_003_00
<b>Our Reference</b>	RZ/11/2015
<b>Contact</b>	Michael Rogers
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6 September 2019

Dear Christine

**RE: Planning Proposal for 21 & 21A Tucks Road, Toongabbie**

The City of Parramatta, at its meeting of 12 August 2019, considered a Planning Proposal for land at 21 & 21A Tucks Road, Toongabbie seeking amendments to the Parramatta Local Environmental Plan 2011 (PLEP 2011).

Council considered the Planning proposal and resolved:

- (a) **That** Council note the recommendation of the Local Planning Panel (on 18 September 2018) in relation to this matter as detailed below noting that the recommendation is inconsistent with the recommendation provided by Council Officers to the Panel.
- (b) **That** Council note the outcome of the public exhibition period in relation to the Planning Proposal for the land at 21-21A Tucks Road, Toongabbie.
- (c) **That** Council resolve not to proceed with the Planning Proposal for the land at 21-21A Tucks Road, Toongabbie which seeks to amend the Parramatta Local Environmental Plan 2011 (LPEP 2011) by:
  - 1. Rezoning the land from part B1 Neighbourhood Centre and part R2 Low Density Residential to B4 Mixed Use across the site
  - 2. Amending the maximum height of building controls from part 12m and part 9m to part 15m and part 9m
  - 3. Amending the maximum floor space ratio controls from part 1.5:1 and part 0.5:1 to 1.25:1 across the site
- (d) **That** Council note the following Local Planning Panel reasons for recommending refusal of the above Planning Proposal:
  - 1. The proposal would result in a large increase in the maximum height of buildings
  - 2. The proposal would result in multi-storey residential flat buildings situated away from public transport
  - 3. There is concern about the possibility of the land being subject to flooding
  - 4. It is considered inappropriate to have higher density residential development in a location such as

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this

- (e) *Further, that the Department of Planning, Industry and Environment (DPIE) and the applicant be advised that Council will not be proceeding with this Planning Proposal.*

Accordingly, Council is notifying the Department of Planning, Industry & Environment of its decision.

Should you have further queries regarding this matter, please contact me on 9806 5201 or [MRogers@cityofparramatta.nsw.gov.au](mailto:MRogers@cityofparramatta.nsw.gov.au).

Regards,



Michael Rogers  
Land Use Planning Manager