



PCU063536



CITY OF PARRAMATTA

Your Reference:
Our Reference: RZ/11/2015
Contact: Diane Galea
Telephone: 9806 5324

Rachel Cumming
Director Metropolitan Delivery (Parramatta)
Department of Planning & Environment
PO Box 39
Sydney NSW 2001

23 December 2015

Department of Planning
Received
7 JAN 2016
Scanning Room

Dear Rachel

Planning Proposal 21 & 21A Tucks Road, Toongabbie

Please find attached a planning proposal seeking to amend Parramatta Local Environmental Plan 2011 as it relates to the abovementioned land.

Council at its meeting of 14 December 2015 resolved:

- (a) ***That Council endorse the Planning Proposal provided for 21 & 21A Tucks Road, Toongabbie for submission to the Department of Planning and Environment for Gateway Determination, proposing the following:***
- i) *to rezone the land from part B1 Neighbourhood Centre and part R2 Low Density Residential to B4 Mixed Use;*
 - ii) *amend the maximum FSR from part 1.5:1 and part 0.5:1 to a maximum FSR of 1.5:1 across the site, and*
 - iii) *amend the maximum building height from part 12m (3 storeys) to a maximum building height of part 15m (4 storeys) and part 9m.*
- (b) ***That Council proceed with negotiations for a Voluntary Planning Agreement (VPA) with the land owner in relation to the Planning Proposal on the basis that any VPA would be in addition to Section 94A development contributions payable in conjunction with the future redevelopment of the site.***
- (c) ***That delegated authority be given to the CEO to negotiate the VPA on behalf of Council and that the outcome of negotiations be reported back to Council prior to its public exhibition.***
- (d) ***That Council consider a report on the Site Specific DCP for the subject site prior to its public exhibition.***
- (e) ***That Council advises the Department of Planning and Environment that the CEO will be exercising the plan-making delegations for this Planning Proposal.***

- (f) ***Further, that Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the planning amendment process.***

Council requests that it exercise its plan making delegations in this instance.

Council will forward an electronic copy of the planning proposal and supporting documentation directly to Terry Doran, Team Leader Metropolitan Delivery, via email.

Should you wish to discuss this matter further please contact Diane Galea on 9806 5324 (Wednesday to Friday).

Yours sincerely



Kevin Kuo
Team Leader Land Use Planning

CC: Terry Doran
Team Leader
Metropolitan Delivery (Parramatta)
Terry.Doran@planning.nsw.gov.au