



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

Our ref: 16/01413
Your ref: RZ/11/2015

Attention: Ms Diane Galea

Dear Mr Dyer

**Planning Proposal for 21 & 21A Tucks Rd, Toongabbie -
(PP_2016_PARRA_003_00)**

I am writing in response to Council's letter requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") in respect of the planning proposal to rezone 21 and 21A Tucks Road to B4 Mixed Use, to increase the maximum height of buildings to part 9m and part 15m and increase the FSR to 1.5:1.

As delegate of the Greater Sydney Commission, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination. Please note that the maximum permissible floor space ratio across the site is to be amended to be 1.25:1.

I have agreed that any inconsistencies with Section 117 Direction 3.4 Integrating Land Use and Transport and Direction 4.1 Acid Sulfate Soils are of minor significance. No further approval is required in relation to these Directions.

Plan making powers were delegated to Councils in October 2012. It is noted that Council has now accepted this delegation. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The Gateway determination requires that the planning proposal be made publicly available for a minimum period of 28 days. Under section 57(2) of the Act, I am satisfied that the planning proposal is in a form that can be made available for community consultation.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the Planning Proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary

Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the department for administrative purposes.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Greater Sydney Commission may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Lillian Charlesworth, of the Sydney Region West office of the Department of Planning and Environment, on (02) 9860 1510.

Yours sincerely

 10 June 2016
Stephen Murray
Acting Executive Director, Regions
Planning Services

Encl.

Gateway determination
Authorisation to Exercise Delegation
Delegated Plan Making Reporting Template