

Mr Brett Newman
Chief Executive Officer
Parramatta Council
PO Box 32
PARRAMATTA NSW 2124

Dear Mr Newman

Determination of application for a site compatibility certificate for Lot 2 DP 1129995, 21A Tucks Road, Toongabbie – State Environmental Planning Policy (Affordable Rental Housing) 2009

I refer to the application, submitted by Community Housing Ltd, for a site compatibility certificate under clause 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 (Affordable Rental Housing SEPP) in relation to Lot 2 DP 1129995, 21A Tucks Road, Toongabbie.

As delegate of the Secretary of the Department of Planning, Industry and Environment, I have determined to issue a site compatibility certificate under clause 37(5) of the Affordable Rental Housing SEPP.

In accordance with 37(7) of the SEPP, the certificate certifies that development is compatible with the surrounding land uses only if it satisfies certain requirements specified in Schedule 2 of the certificate, specifically:

1. Development is to be a maximum three storeys (12m) for dwellings directly adjoining the B1 zoned land to the north, and a maximum two storeys (9m) for the remainder of the site;
2. The consent authority must be satisfied that overlooking into adjacent private open space from the site will be minimised, having regard to Council's DCP controls;
3. Amendments to the deep soil zone are required. Deep soil zones are to be increased in accordance with Council's DCP which requires a minimum of 30% deep soil zone and a minimum of 40% landscaped area (which includes deep soil zone);
4. Setbacks from Tucks Road and Rausch Street are to be increased to be consistent with the existing low-density dwellings and DCP requirements; and
5. Any future Development Application is to appropriately address and mitigate flood risks in accordance with the Parramatta Local Environmental Plan 2011 and DCP.

The above issues and the final number of dwellings permitted on the site can be determined by City of Parramatta Council through the assessment of a development application under section 4.15 of the Environmental Planning and Assessment Act 1979.

The Department encourages Council to continue to work with the applicant to come to an appropriate design response.

If you have any questions in relation to this matter, please contact Nava Maghami in the Department's Central (GPOP) team on 9860 1503.

Yours sincerely



23.10.2020

Catherine Van Laeren
Executive Director
Central River City and Western Parkland City