

### COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	2017SWC007
<b>DA Number</b>	DA/1281/2016
<b>LGA</b>	City of Parramatta Council
<b>Proposed Development</b>	Demolition works, amalgamation of lots and re-subdivision for construction of a 128 bed Residential Care Facility (RCF) at the 'Toongabbie Sports Club', provision of vehicular access, landscaping, signage and ancillary stormwater and civil works
<b>Street Address</b>	Lot 30 in DP 1106209 and Lots 6, 7, 8 & 9 in DP 22506, 12 Station Road & 4-10 Wentworth Avenue, Toongabbie, NSW 2146
<b>Applicant</b>	Opal Aged Care
<b>Owner</b>	Toongabbie Sports & Bowling Club Limited
<b>Date of DA lodgement</b>	23 December 2016
<b>Number of Submissions</b>	Nil
<b>Recommendation</b>	Refusal
<b>Regional Development Criteria (Schedule 4A of the EP&amp;A Act)</b>	Clause 3 of Schedule 4A of the Environmental Planning and Assessment Act 1979 as the development has a Capital Investment Value (CIV) in excess of \$20 million. The proposed development has a CIV of \$34,446,500.
<b>List of all relevant s79C(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• Environmental Planning and Assessment Act 1979</li> <li>• Environmental Planning and Assessment Regulation 2000</li> <li>• State Environmental Planning Policy 55 – Remediation of Land</li> <li>• State Environmental Planning Policy 64 – Advertising and Signage</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</li> <li>• State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</li> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>• Water Management Act 2000</li> <li>• Parramatta Local Environmental Plan 2011</li> <li>• Parramatta Development Control Plan 2011</li> <li>• Floodplain Risk Management Policy (Version 2, approved 27 October 2014)</li> </ul>

<b>List all documents submitted with this report for the Panel's consideration</b>	<ul style="list-style-type: none"> <li>• Assessment planning report</li> <li>• Plans</li> <li>• Clause 4.6 variation – Height of Building</li> </ul>
<b>Report prepared by</b>	Shaylin Moodliar, Senior Development Assessment Officer
<b>Report date</b>	22 November 2017

### Summary of s79C matters

Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report? Yes

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### Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report? Yes

*e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP*

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### Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? Yes

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### Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)? N/A

*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions*

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### Conditions

Have draft conditions been provided to the applicant for comment? No

*Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report*

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