

**State Environmental Planning Policy (Housing for Seniors or People with a Disability)
2004
Certificate of Site Compatibility**

I, the Executive Director, Regions as delegate of the Secretary of the Department of Planning and Environment determine the application made by BBC Consulting Planners on behalf of Toongabbie Sports Club on 5 May 2016, by issuing this certificate under clause 25(4)(a) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

I certify that in my opinion:

- the site described in Schedule 1 is suitable for more intensive development;
- the development described in Schedule 1 is compatible with the surrounding environment having had regard to the criteria specified in clause 25(5)(b); and
- that development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding land uses only if it satisfies certain requirements specified in Schedule 2 of this certificate.


Stephen Murray
Executive Director, Regions

Date certificate issued: 16 August 2016

Please note: This certificate will remain current for 24 months from the date of this certificate (clause 25(9)).

SCHEDULE 1

Site description: Part Lot 30 in DP 1106209, 12 Station Road, Toongabbie.

Local Government Area: City of Parramatta

Project description: Toongabbie Sports Club - Demolition of existing buildings on the site and the construction of a residential care facility.

SCHEDULE 2

Application made by: BBC Consulting Planners on behalf of Toongabbie Sports Club.

Requirements imposed on determination:

1. The final development layout and number of beds in the residential care facility will be subject to the consent authority being satisfied with the form, height, bulk, scale and setbacks and shall be determined through the assessment of the development application under section 79C of the *Environmental Planning and Assessment Act 1979*; and
2. A flood evacuation plan is to be prepared with the development application to demonstrate how people dependent on care can be evacuated in case of an emergency.



Mr Dan Brindle
Director
BBC Consulting Planners
PO BOX 438
Broadway NSW 2007

Our Ref: 16/08265

Dear Mr Brindle

Determination of application for a site compatibility certificate for Part Lot 30, DP 1106209, No.12 Station Road, Toongabbie

I refer to your application for a site compatibility certificate under clause 25(1) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (the SEPP) in relation to the proposed seniors housing development over part Lot 30, DP 1106209 (Toongabbie Sports Club).

As the Secretary's delegate, I have determined the application for a site compatibility certificate under clause 25(4)(a) of the SEPP by issuing a site compatibility certificate subject to satisfaction of certain requirements specified in the certificate (clause 25(7)). I have attached the Certificate of Site Compatibility.

The final development layout and number of beds in the residential care facility shall be determined by Council through the assessment of the development application under section 79C of the *Environmental Planning and Assessment Act 1979*.

The City of Parramatta Council has made various comments about the suitability of the site for a residential care facility, including flooding and evacuation, stormwater disposal, water sensitive urban design and traffic impacts. In the circumstances, I encourage you to contact Council to discuss the development design and what additional studies are required, prior to the lodgement of the development application.

If you have any questions in relation to this matter, please contact Mr Martin Cooper, Acting Team Leader, Sydney East Region of the Department of Planning and Environment on (02) 9228 6582.

Yours sincerely

 16 August 2016
Stephen Murray
Executive Director, Regions
Department of Planning and Environment

Encl: Certificate of Site Compatibility