



9 August 2018

Mr Stephen Murray
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Attention: Sebastian Tauni (Department of Planning & Environment,
Sydney West Region)

Subject: City of Parramatta Council's response to the Site Compatibility Certificate for 12 Station Road, Toongabbie

I refer to the letter requesting comments from Council with regard to the site compatibility certificate (SCC) application received by the Department of Planning & Environment (DPE) on 26 July 2018, being a renewal of the SCC issued on 16 August 2016 for the demolition of existing buildings and the construction of a residential care facility on land at Part Lot 30 in DP 1106209, 12 Station Road, Toongabbie (the site).

Please be advised that the applicant, BBC Consulting Planners, lodged a development application DA/1281/2016 (the DA) with the City of Parramatta Council on 23 December 2016 for a 128-bed Residential Care Facility (RCF) on the site.

Council has completed its assessment and recommended refusal based on concerns regarding potential flood impacts given the sensitive nature of the use. The DA was considered by the SCCPP on 6 December 2017, 7 March 2018 and the 1 August 2018 who deferred the DA pending further information on three occasions.

Council also notes the requirements under the SCC for a flood evacuation plan. The applicant has provided a flood emergency response proposing stay-in-place refuge for the occupants and staff. Council seeks clarification as to whether the Department of Planning & Environment considers this an equivalent to a flood evacuation plan for the purposes of satisfying the requirement of the SCC.

Should you wish to discuss this letter or require additional information please contact Shaylin Moodliar, Senior Development Assessment Planner, on 9806 5485.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M. Leotta', with a long horizontal flourish extending to the right.

Mark Leotta
Manager, Traffic and Development Services
City of Parramatta Council