

SITE COMPATIBILITY CERTIFICATE

RECORD OF DECISION

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DECISION	23 November 2018
PANEL MEMBERS	Stuart McDonald (Acting Chair), Susan Budd, Mark Grayson, David Ryan and Richard Thorp
APOLOGIES	None
DECLARATIONS OF INTEREST	None

SITE COMPATIBILITY CERTIFICATE APPLICATION

Toongabbie Sports Club – Construction of a residential care facility at Part Lot 30 in DP 1106209, 12 Station Road, Toongabbie (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

By circulation of papers the Panel considered: the material listed at item 1 and the matters raised and/or observed at briefings and site inspections listed at item 6 in Schedule 1.

Based on this information, the Panel determined that the application:

- ☒ **should** be issued with a site compatibility certificate subject to satisfaction of certain requirements (as listed below), because the application has demonstrated that the proposed development is suitable for more intensive development and it is compatible with the surrounding environment.
- ☐ **should not** be issued with a site compatibility certificate, because the application:
- ☐ has not demonstrated that the proposed development is suitable for more intensive development
 - ☐ has not demonstrated it is compatible with the surrounding environment

The Panel authorises the Chair to issue a Site Compatibility Certificate and notify the applicant, Council and the Department of Planning and Environment of the Panel's decision.

The decision was unanimous.

REASONS FOR THE DECISION





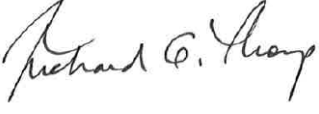
Having had regard to the Department's report

1. The proposed use of the site has the potential to provide the City of Parramatta with housing diversity for the needs of seniors housing, and care facilities for those with a disability in a locality where there are no significant constraints to more intensive development.
2. The application for an SCC is consistent with clause 25 of the Seniors Housing SEPP and it is considered that housing for seniors or people with disability is a suitable use of the site and compatible with the surrounding land uses as:
 - there are no environmental constraints, subject to the satisfactory resolution of flood issues as part of the development application;

- there is potential to resolve any issues that may exist in relation to ensuring an appropriate bulk and scale as part of the development application; and
- there are adequate and suitable services available including provision for traffic, public transport and pedestrian access.

REQUIREMENTS TO BE 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 4.15 of the Environmental Planning and Assessment Act 1979; and
2. The development application is to be supported by appropriate documentation that demonstrates how residents will be made safe in a flood event and how the proposal will be appropriately designed to mitigate any risk to life.

PANEL MEMBERS	
 Stuart McDonald (Chair)	 Susan Budd
 Mark Grayson	 David Ryan
 Richard Thorp	

SCHEDULE 1		
1	LGA – DEPT REF.	City of Parramatta LGA - SCC is SCC_2018_COPAR_001_00
2	SITE DESCRIPTION	Part Lot 30 in DP 1106209, 12 Station Road, Toongabbie
3	PROJECT DESCRIPTION	Toongabbie Sports Club – Construction of a residential care facility on the above site.
4	APPLICATION MADE BY	BBC Consulting representing Opal Aged Care on behalf of the Toongabbie Sports Club
5	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Site compatibility certificate application documentation • Assessment report from Department of Planning and Environment <ul style="list-style-type: none"> • <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i>
6	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection: 22 November 2018 <ul style="list-style-type: none"> ○ Panel members in attendance: Stuart McDonald (Acting Chair), Susan Budd, Mark Grayson and David Ryan ○ Department of Planning and Environment (DPE) staff in attendance: Christine Gough and Sebastian Tauni • Briefing meeting with Department of Planning and Environment (DPE): 22 November 2018, 3:15 pm <ul style="list-style-type: none"> ○ Panel members in attendance: Stuart McDonald (Acting Chair), Susan Budd, Mark Grayson, David Ryan and Richard Thorp ○ DPE staff in attendance: Christine Gough and Sebastian Tauni • Papers were circulated electronically between 22 November 2018 and 23 November 2018