

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

The Sydney Central City Sydney Planning Panel, has determined the application made by BBC Consulting representing Opal Aged Care on behalf of Toongabbie Sports Club on 9 July 2018 (additional information received 26 July 2018) by issuing this certificate under clause 25(4) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

The Panel certify that in their 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 regard to the criteria specified in clause 25(5)(b);
- 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.



**Stuart McDonald
Acting Chair
Sydney Central City Planning Panel**

Date certificate issued: **23 November 2018**

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

Project description: Toongabbie Sports Club – Construction of a residential care facility on the above site.

Application made by: BBC Consulting representing Opal Aged Care on behalf of the Toongabbie Sports Club

SCHEDULE 2

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 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.