

**Report to the Secretary on an application for a Site Compatibility Certificate
State Environmental Planning Policy (Housing for Seniors or People with a
Disability) 2004**

SITE: Part Lot 30 DP1106209, No.12 Station Road, Toongabbie.

The Site Compatibility Certificate (SCC) application applies to the southern part of Toongabbie Sports Club. The adjoining residential allotments forming part of the overall seniors housing development proposal (4-10 Wentworth Avenue; part lot 6, lots 7, 8 and 9 in DP 22506) are considered within this report to understand the broader context of the proposal (see Figure 1). A SCC is not required for the residential allotments because seniors housing is already permissible with consent.

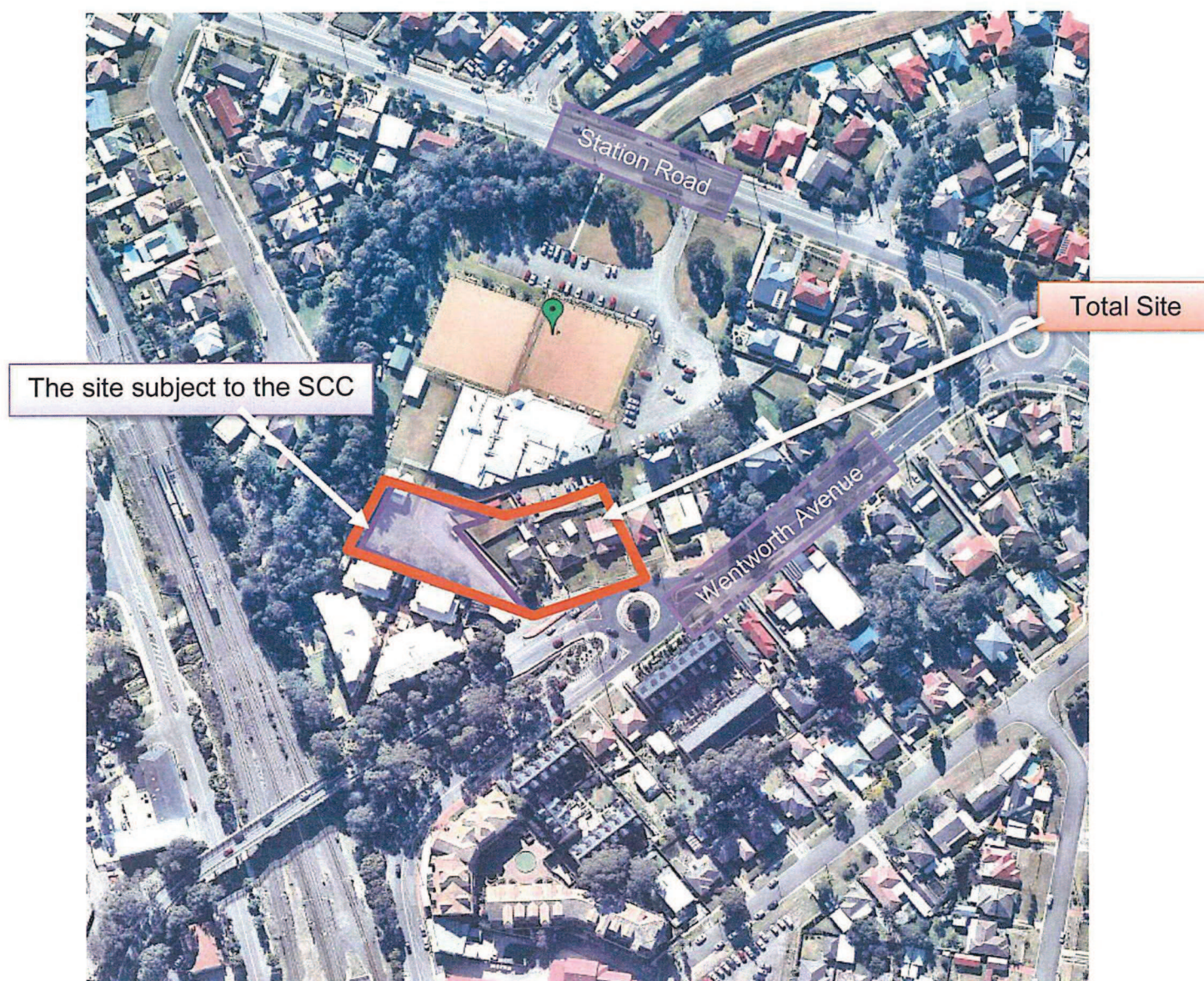
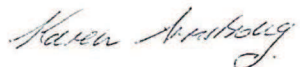


Figure 1: Site context (Source: Near Maps 2016)

CONCLUSION

Approval of a site compatibility certificate for Toongabbie Sports Club is recommended, subject to conditions as discussed in this report.

The proposed seniors housing development has clear strategic and site specific merit. The site is currently underutilised. A seniors housing development will accommodate an ageing population in an area close to transport, services and infrastructure. The assessment of the site concludes the development is unlikely to have an adverse impact on the surrounding environment or land uses having regard to the criteria set out in clause 25(5)(b) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

 16/8/16

Karen Armstrong
Director, Sydney Region East

 16 August 2016
Stephen Murray
Executive Director, Regions
Planning Services