

**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.