



5 July 2018

DB:\16-050

The Secretary
NSW Department of Planning & Environment
23-33 Bridge Street
Sydney NSW 2000

Attention: Director, Sydney Regions West

Dear Ann-Maree,

**Re: Part Lot 30 in DP 1106209 and Lots 6 (part), 7, 8 and 9 in DP 22506
Toongabbie Sports Club
Wentworth Avenue, Toongabbie
Application for a Site Compatibility Certificate**

Please find enclosed an application for a site compatibility certificate under SEPP (Housing for Senior or People with a Disability) 2004 for the above property.

On August 2016, the Executive Director Regions, as delegate to the Secretary, issued a site compatibility for this site. The certificate remains in force for 2 years ending 16 August 2018.

A development application for development consistent with the SCC was lodged with Parramatta Council in December 2016. This application has not been determined and is before the Sydney Central City Planning Panel. A brief history of the application is as follows:

Date	Action
23/12/16	DA/1281/2016 lodged
06/12/17	<p>DA considered by SCCPP after 12 months assessment by Council (Panel Ref: 2017SWC007).</p> <p>Council officers recommended refusal on 34 grounds with the main issue being concerns about the site being subject to flood during the PMF.</p> <p>The panel did not accept Council's recommendation and invited the applicant to address Council's grounds for refusal, for the flooding experts from Council and the applicant meet to endeavour to reach a consensus and to address the panels concerns regarding the development's interface with the adjoining residential flat building to the south-west. The panel decision was unanimous.</p>
07/03/18	<p>The panel unanimously deferred the matter again at the applicant's request. The panel asked the Council to respond to the additional information provided by the applicant further to the panel meeting of 06/12/17, asked the applicant to respond to a very late submission from the SES and asked for a report from an independent flood expert in relation to the impacts of flooding on the development. This report of the independent flood expert was provided in draft on 2 July 2018 and will be provided to the DPE when finalised.</p>

The matter is expected to be before the panel again at its meeting in early August 2018. If the matter is deferred again beyond that date, the SCC would have expired by the time the application is determined.

This application is the same as that previously lodged with the Department in May 2016 with the exception of the following:

- The DA drawings, as amended to address the panels concerns regarding relationships to the development to the south, are substituted for the previous envelope drawings submitted with the previous SCC application. The development remains within the building envelope as proposed with the previous SCC application;
- The Flood Impact Report and Emergency Response Plan submitted with the development application are substituted for the previous stormwater drainage report submitted with the previous SCC application; and
- Minor consequential changes to the planning report accompanying the application.

Documentation attached to this application include the following:

- site compatibility certificate application form (x 3);
- planning report to accompany the above application (x 3);
- A USB stick containing electronic files of the above two documents; and
- a cheque made payable to the Department of Planning & Environment for the sum of \$5,580.00.

For any enquiries or further information, please do not hesitate to contact the undersigned.

Yours faithfully

BBC Consulting Planners



Dan Brindle

Director

Email dan.brindle@bbcplanners.com.au