

23 November 2018

Ref number: IRF18/4123

Ms Sue Coleman
Acting CEO
City of Parramatta Council
Email: council@cityofparramatta.nsw.gov.au

Dear Ms Coleman

Determination of application for a site compatibility certificate for Toongabbie Sports Club – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

I refer to the application, submitted by Opal Aged Care on behalf of Toongabbie Sports Club, for a site compatibility certificate for a residential care facility at Toongabbie Sports Club at 12 Station Street on part Lot 30 DP 1106209 under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP).

The Sydney Central City Planning Panel has determined the application under clause 25(4)(a) of the Seniors Housing SEPP by issuing a site compatibility certificate subject to satisfaction of certain requirements specified in the certificate (clause 25(7)). I have enclosed the site compatibility certificate. The certificate only applies to the land currently zoned RE2 Private Recreation.

The Department of Planning and Environment has assessed the application and supporting documents which acknowledges Council's comments regarding the proposed development including its recommended refusal on flooding grounds. Given the previous certificate has lapsed, a new certificate is required to be issued to enable the existing development application to be determined by the panel.

The certificate recognises the need to resolve built form outcomes and ensure flooding issues are appropriately considered and assessed as part of the determination of the development application.

If you have any questions in relation to this matter, please contact Ann-Maree Carruthers in the Department of Planning and Environment's Sydney Region West office on 9274 6270.

Yours sincerely



Stuart McDonald
Acting Chair
Sydney Central City Planning Panel
Encl: Site compatibility certificate