

23 November 2018

Ref number: IRF18/4123

Opal Aged Care
C/- Mr Dan Brindle
BBC Consulting Planners
bbc.administration@bbcplanners.com.au

Dear Mr Brindle

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 your application of 9 July 2018 (additional information received 26 July 2018) for a site compatibility certificate under clause 25(1) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP) in relation to in relation to Toongabbie Sports Club at 12 Station Street.

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.

In view of the recommendations of the independent review of flooding issues provided with the application, a requirement has been imposed on the certificate requiring the development application 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.

The development application submitted to the consent authority must be consistent with or smaller than the concept described in the certificate and cannot be for a larger scale scheme (clause 24(a)(i)). The certificate or its requirements cannot be altered once issued.

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