



Office of the Director General

Mr Scott Barwick
Associate Director
SJB Planning
L2/49 Crown Street
Surry Hills NSW 2010

12/11536

Dear Mr Barwick

I refer to your application for a Site Compatibility Certificate (SCC) under the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP) in relation to 62-68 Harrow Road, Bexley.

I regret to advise you that your application for a SCC cannot be accepted under the SEPP. Your application indicates the proposal meets the requirements for a SCC because the land adjoins land zoned primarily for urban purposes. However, under clause 4(1), the SEPP only applies to "land adjoining land zoned primarily for urban purposes" if dwelling houses, residential flat buildings, hospitals or special uses are permitted on the land. These uses are not permitted under the RE2 Private Recreation zone under Rockdale Local Environmental Plan (LEP) 2011 which covers most of the site.

In addition, under clause 4(1) and clause 24(1) of the SEPP, an application can only be made for "land that is being *used* for the purposes of an existing registered club". As the application notes, the use of the land for a registered club has ceased and therefore the application does not comply with this requirement.

Accordingly, the application fee of \$5,580 has been refunded.

An alternative approach to facilitate redevelopment of the site would be via a planning proposal. This should be discussed with Rockdale City Council in the first instance. Should you have any further enquiries about this matter, I have arranged for Ms Juliet Grant, Regional Director of the Department's Sydney Region East planning team to assist. Ms Grant can be contacted on telephone number 9228 6113 or via email Juliet.Grant@planning.nsw.gov.au.

Yours sincerely


Sam Haddad
Director General

8/8/2012