

05 December 2014

Rachel Cumming
Director, Metropolitan Planning Services (Parramatta)
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Madam,

Application for a Site Compatibility Certificate (SCC) – for land on Depot Street and Mavis Street, Rooty Hill

I refer to your recent letter asking us to comment on the abovementioned application for a Site Compatibility Certificate (SCC) lodged under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (the Seniors Housing SEPP).

We do not support the SCC application and request that the Department refuse to issue to the Certificate. We fail to see a reason for the application given the immanency of draft Blacktown Local Environmental Plan 2014 (BLEP 2014). We believe that the SCC application is inappropriate given that the Department are currently considering the draft BLEP 2014.

Draft BLEP 2014 proposes to zone the land R4 High Density Residential. The proposed use identified in the SCC application is proposed to be permitted in the R4 zone. The proponents will soon be able to proceed with a Development Application under BLEP 2014 without the need for a SCC, which would make the Certificate redundant.

The following statement has been used in the report accompanying the SCC application to justify the proposal:

"Council has advised the new LEP will not come into force until the new Development Control Plan has been prepared, which is due by the start of 2015."

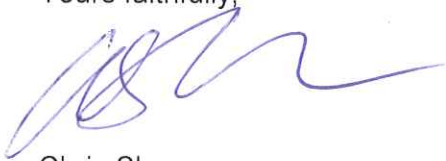
Therefore a SCC is sought to remove the level of uncertainty in regard to timing for the proposed seniors housing development."

This statement is at odds with what is actually occurring. We are in ongoing discussions with the Department to expedite BLEP 2014 as soon as possible. The Department have advised that they are aiming to finalise BLEP 2014 before the end of 2014. We do not, and have not requested that BLEP 2014 be postponed until a new Development Control Plan (DCP) is prepared. The gazettal of BLEP 2014 is completely independent of our review of Blacktown Development Control Plan 2006 (BDCP 2006).

We have already completed a review of BDCP 2006 and prepared a new draft DCP. Council resolved on 19 November 2014 to publicly exhibit the draft BDCP. Public exhibition of the DCP will commence next week. The abovementioned statement justifying the SCC application is clearly contrary to the actual timing of finalisation of BLEP 2014 and exhibition of draft BDCP 2006.

It is request that you do not support the SCC application. If you would like to discuss this matter further, please contact Strategic Planner, Agnes Brejzek on 9839 6512.

Yours faithfully,

A handwritten signature in blue ink, appearing to be 'CS', with a long horizontal flourish extending to the right.

Chris Shannon

Manager Strategic and Precinct Planning