

Mr Joe Mura
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Department of Planning and Environment
GPO Box 39,
Sydney NSW 2001

Dear Sirs

In the interest of expressing my feedback to the newly release exhibition indicative layout plan for West Schofields I note the following.

I am the property owner of 72 Vine St, Schofields. After reviewing the ILP I have identified that there is a proposed future road along the entire length of the western boundary wholly contained within my property as well as two additional cross roads running toward the east through my property. In addition, there is some area toward the north west area proposed as environmental conservation.

The impact of the proposed roads and zoned areas is that which impede greatly and unfairly as well as inconsistent upon my property in terms of future development yield and liveability.

Notwithstanding the need for such infrastructure, I would like to recommend that the road along the western boundary is relocated wholly outside my property or at the least straddling the western boundary so as to evenly distribute the impact on both mine and neighbouring property.

Furthermore there could be a reduction in the cross road running through the property from two to one and the road could be relocated to align with the natural low point within the property so as to better facilitate the conveyance of overland flow for stormwater. In addition to the recommended road adjustments, I would like to recommend that the proposed area denoted as environmental conservation be reduced in size where practicably possible. I believe that if the current proposal was to be adopted as is then the development yield for the property would prove insignificant and economically in feasible.

In this regard the property would not entice future development due to its size and amount of infrastructure liability, this would potentially remain undeveloped and ultimately create a situation which is not orderly development. I trust this feedback will be taken into consideration.

Yours Sincerely

Joe Mura