

21 September 2018



The Director
North West Land Release
The Department of Planning and Environment
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Attention: Director George Koshy

Draft masterplan for West Schofields Precinct – Lot 98 in DP 1184582, Schofields

With reference to the public exhibition of the draft masterplan for West Schofields Precinct Plan, we hereby wish to express our objection for our site being wholly designated as E2 – Environmental Conservation under the draft State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

We consider that this proposal represents a significant diminution of the lands utility and value.

DRAFT WEST SCHOFIELD – SEPP (SRGC) 2006 PLANS

The Draft Protected Vegetation Map identified the site as containing Existing Native Vegetation and Native Vegetation Retention Area as shown in Figure 2 below.
The Development Control Map identifies about half of the north-west section of the site as flood prone land as shown in Figure 3.

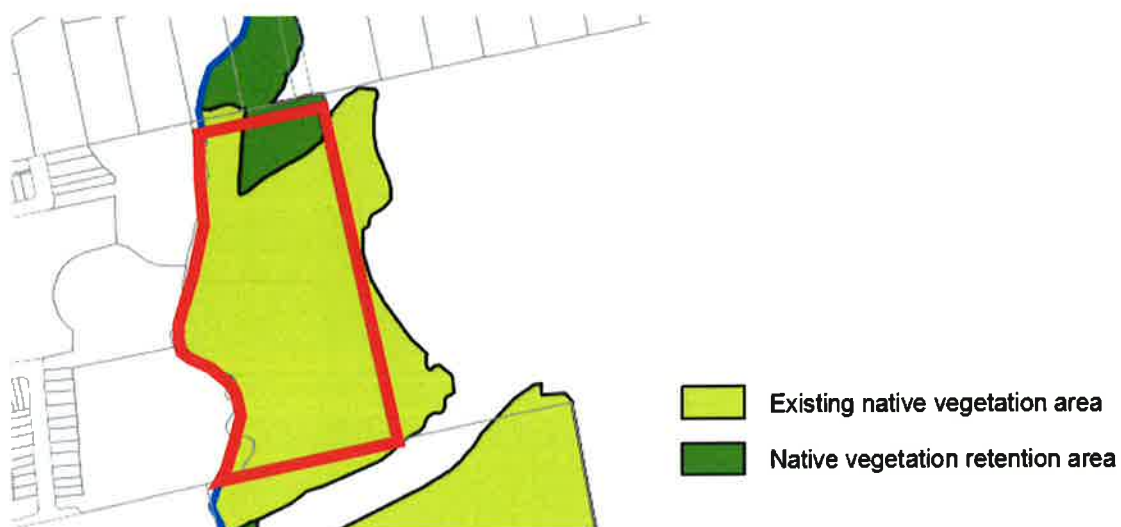


Figure 2: Extract from Draft West Schofields Zoning Map (Source – SEPP (SRGC) 2006)

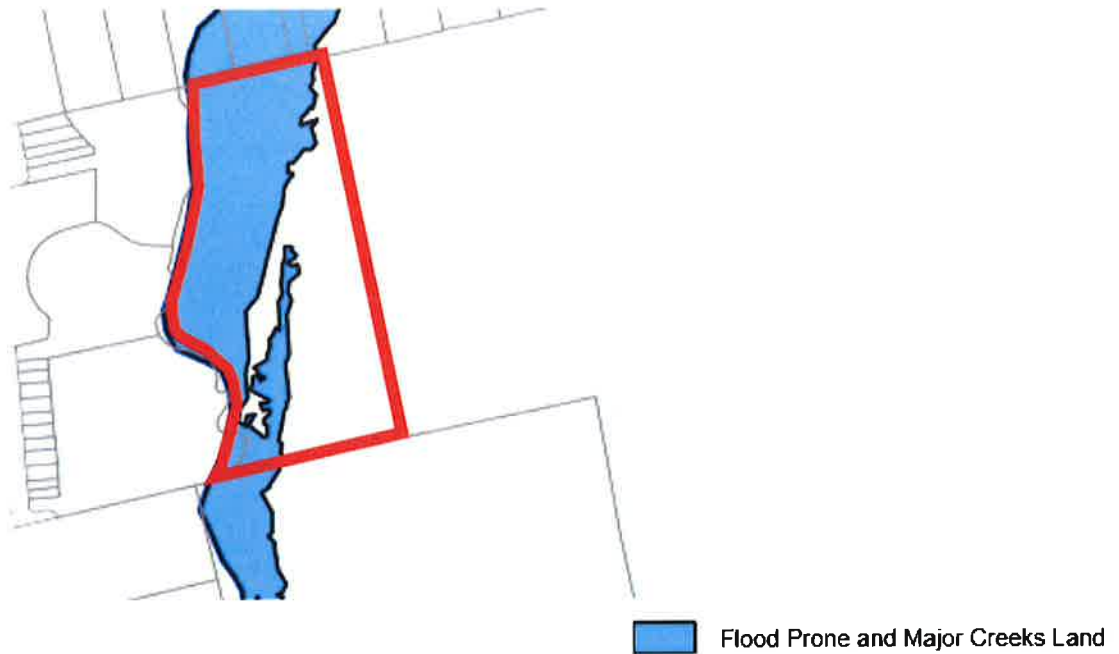


Figure 3: Extract from Draft West Schofields Development Control Map (Source – SEPP (SRGC) 2006)

DRAFT WEST SCHOFIELDS PRECINCT PLAN

The Draft West Schofields Precinct Indicative Layout Plan indicates the site will be rezoned to E2 – Environmental Conservation zoned land. The Draft Indicative Layout Plan shows the PMF boundary to be located on the east west portion, and the 100 YR ARI boundary through the centre of the site. The western portion displays the riparian corridor running alongside the creek line as shown in Figure 4.

Our objection to the proposed zoning is on the basis that sufficient Biodiversity offset had been made to facilitate the development in this Precinct in accordance with the structure indicated in the North West Land Use and Infrastructure Implementation Plan May 2017.

It was therefore expected that land above the 1% would be identified for residential development and hence our disappointment at the exhibited Draft proposal.

However, it is understood that Office of Strategic Lands will acquire this portion of land identified as future E2 as part of the West Schofields Precinct aim, to protect 57.95 Hectares of Existing Native Vegetation on biodiversity certified and non- certified land.



Figure 4: Draft West Schofields Precinct Indicative Layout Plan (Source – NSW Department of Planning)

KEY QUESTIONS

In view of the above it is requested that the following be provided:

- Confirmation that the valuation for acquisition, of eastern portion of the site, that is above the 1 in 100-year flood level and is potentially suitable for residential development, will be determined based on residential development rates;
- What is the estimated time frame for the Land Acquisition process to take place after gazettal of the Draft LEP?

Please do not hesitate to contact me if additional information is required and we look forward to your response.

Yours Faithfully,


 WILLIAM SARKIS
 DEVELOPMENT DIRECTOR