

26 September 2018  
Our Ref: 20560A.1KC\_Stage2

The Department of Planning & Environment  
The Secretary

planning consultants

**By Online Submission**

Dear Ms McNally,

**Subject: Exhibition of West Schofields Precinct**

DFP has been engaged by Mr Peter Clark, the owner of 53 Vine Street, Schofields (the site) to assess the impact of the Draft West Schofields Precinct Masterplan on the site.

It is the purpose of this submission to support the proposed zoning of the site to *R2 Low Density Residential*. However, we wish to raise the 'potential primary school site' which is identified on the West Schofields Indicative Layout Plan. Mr Clark's land is within the indicative school site as seen in **Figure 1** below:



Figure 1: ILP Map extract.

We note in the West Schofields Precinct Discussion paper, section 2.9.2 states:

*DPE worked with the Department of Education (Education) in locating a site for a potential primary school. An approximate 2 ha site in the north of the precinct has been indicated on the ILP. Education will continue reviewing the need for schools across the NWGA however, at this stage the site is proposed to be zoned R2 Low Density Residential.*



Should the site be identified formerly by the Department of Education to be acquired for a future school, we have advised Mr Clark that the acquisition of this land by the Department of Education will be subject to the *Land Acquisition (Just Terms Compensation) Act 1991* and the Valuation will reflect the value of the land of the underlying zoning (R2 Low Density Residential) if it were not for the acquisition.

Notwithstanding this, in the short term we request that the DPE liaise with the Department of Education, as well as Independent Schools and Private Schools to determine if the site is suitable for a school. Should they identify another site or express that our client's site is not suitable, then this 'restriction' should be lifted.

It is also requested that if any changes are made to the land use zonings on the site that Mr Clark be notified to ensure that he can make any further submissions prior to finalisation and gazettal of the plan.

DFP trusts that the information contained in this submission adequately confirms our client's position and should there be any further queries, please do not hesitate to contact Kendall Clydsdale of DFP Planning on behalf of Mr Clark on 9980 6933.

Yours faithfully

**DFP PLANNING PTY LTD**

A handwritten signature in black ink, appearing to read 'K. Clydsdale', written over a light blue horizontal line.

**Kendall Clydsdale  
PROJECT PLANNER**

kclydsdale@dfppanning.com.au

Reviewed:

A handwritten signature in black ink, appearing to read 'W. Gosling', written over a light blue horizontal line.