



planning consultants

27 September 2018
Our Ref: 20561A.2WG

The Department of Planning & Environment
Director General

Online submission

Dear Sir/Madam

Exhibition of West Schofields Precinct

DFP has been engaged by Mr Paul Azzopardi, on behalf of the owner of 61 South Street, Schofields, being Mrs Pauline Azzopardi to assess the impact of the Draft West Schofields Precinct Masterplan on 61 South Street, Schofields.

It is the purpose of this submission to support the proposed zoning of the site which includes the following land use zonings:

- B2 Local Centre;
- R3 Medium Density;
- B4 Mixed Use; and
- RE1 Public Open Space.

We understand that Blacktown Council will purchase the land zoned RE1 and B4 from the owner of the site in accordance with the Acquisition Plan.

We have advised Mr Azzopardi that the acquisition of this land by Blacktown Council will be subject to the Just Terms and Compensation Act and the Valuation will reflect the value of the land of the underlying zoning if it were not for the acquisition.

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

DFP understands that Mr Azzopardi has previously made a submission in relation to this plan which requested the relocation of the RE1 Public Recreation zone and the B4 Mixes Use Zone, however this submission seeks to revoke and supersede his previous submission in relation to this matter.

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 Warwick Gosling of DFP Planning on behalf of Mr Azzopardi on 9980 6933.

Yours faithfully
DFP PLANNING PTY LTD

**WARWICK GOSLING
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Reviewed: _____