



PLATINUM PROPERTY LAW

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NSW Planning and Environment
GPO Box 39
SYDNEY NSW 2001

27 September, 2018

Attention: Planning Manager

Dear Sirs,

**RE: SUBMISSION ON PROPOSED MASTERPLAN
- SCHOFIELDS WEST
Property – 55 Angus Road Schofields NSW 2762
Folio: Lot 42 in DP 12076**

We refer to the Masterplan recently issued in relation to Schofields West and have been requested to prepare a Submission on behalf of the registered proprietors of the above Property.

There are two elements to the submission:

- (a) the Parkland zoning; and
- (b) dwelling density

(a) Parkland Zoning

Upon review of the Masterplan documentation we are uncertain as to whether the the Parkland zoning is linked to:

- (a) the 'likelihood' of aboriginal heritage significance on the Property; or
- (b) the flood rating in relation to a small area of the Property.

(i) Aboriginal Heritage Significance

Our clients have instructed us that they have a deep respect for aboriginal elders past and present and if the Property is indeed of aboriginal significance they do not wish to progress a re-zoning of the Parkland.

In an effort to determine this we commissioned:

- (a) a report by Domenic Steele Consulting Archaeology (still in Draft Form due to time constraints but we are most willing to provide a copy upon finalization); and
- (b) an opinion from the Deerubbin Local Aboriginal Land Council
(See Attached A)

Both indicate that there is **no** item of aboriginal significance on this Property.

On that basis it is requested that the Parkland zoning be re-located back to the boundary of this Property allowing the entire area to be zoned R2 Residential.

(ii) Flood Rating

If the Parkland zoning is linked to the low flood rating associated with a small area of this Property we would seek clarity as to why this is and request a review of the location of the line.

It appears that the flood-line below which an area of land is zoned Parkland rather than R2 Residential is **arbitrarily** fixed as shown in the Attached Flood Rating Document.

(See Attached B)

You will note:

- | | |
|-------------------|--|
| (a) Pages 1 and 2 | Some properties (eg. 43 Durham Road) are below the arbitrary flood line but still zoned R2 Residential; |
| (b) Page 3 | Elara Marsden Park – many properties have been built in the 1:100 zone; |
| (c) Page 4 | Lots 18 and 19 in DP 1158230 Stonecutters Drive Colebee – many properties have been built in the 1:100 zone; |
| (d) Page 5 | Cnr Argowan and Raewyn Cres Schofields – many properties have been built in the 1:100 zone; |
| (e) Page 6 | Marsden Park North Indicative Plans – many properties have been built in the 1:100 zone; |

In addition part of the land at this Property zoned Parkland is outside the hatched area and seems to have been included simply to make the line run in a horizontal manner.

(b) Dwelling Density

It is also submitted that the dwelling density be amended to 15-25 dwellings per hectare due to:

- (a) Low flood affectation;
- (b) Consistency in other areas **(See Attached B)**; and
- (c) Proximity to Parkland

Please do not hesitate to call me on (02) 9627 7400 if you have any questions.

Yours faithfully,

per R. Rothwell-Sultana
PLATINUM PROPERTY LAW
Per: R. Rothwell-Sultana



Deerubbin Local Aboriginal Land Council

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Platinum Property Law

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Our Ref: 2997

26 September 2018

PROTECTION OF ABORIGINAL CULTURAL HERITAGE

Proposed Development

55 Angus Road, Schofield

Attention: Peter Watson,

A representative of Deerubbin Local Aboriginal Land Council inspected 55 Angus Road, Schofield on Wednesday, 26th September 2018. An Aboriginal cultural heritage assessment was undertaken to evaluate the likely impact the proposed subdivision development has on the cultural heritage of the land.

Very little topsoil remains on this property from past land use from clearing, gardening levelling & landscaping. No Aboriginal cultural materials (in the form of stone artefacts, for example) was found during the assessment because of degraded landscape.

Deerubbin Local Aboriginal Land Council therefore, has no objection for the proposed development of 55 Angus Road, Schofield on the grounds of Aboriginal cultural heritage..

Yours Faithfully,


Steven Randall

(Senior Aboriginal Cultural Heritage Officer)

C.c. Dominic Steele – Dominic Steele Consulting Archaeology

Appendix 2

AHIMS Site Searches & Cards



Office of
Environment
& Heritage

AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : 55 Angas Rd Schofields

Client Service ID : 370903

Dominic Steele Archaeological Consulting

21 Macgregor Street
CROYDON New South Wales 2132

Attention: Dominic Steele

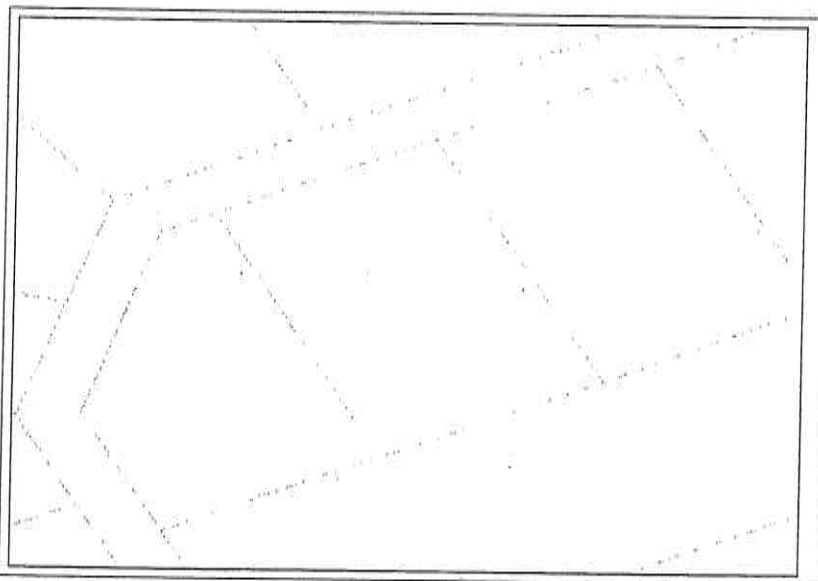
Email: dscs@bigpond.net.au

Date: 16 September 2018

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot: 42, DP:DP12076 with a Buffer of 50 meters, conducted by Dominic Steele on 16 September 2018.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

<input type="checkbox"/>	Aboriginal sites are recorded in or near the above location.
<input type="checkbox"/>	Aboriginal places have been declared in or near the above location.



Office of
Environment
& Heritage

AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : 55 Angas Rd 200m

Client Service ID : 370904

Dominic Steele Archaeological Consulting

21 Macgregor Street
CROYDON New South Wales 2132

Attention: Dominic Steele

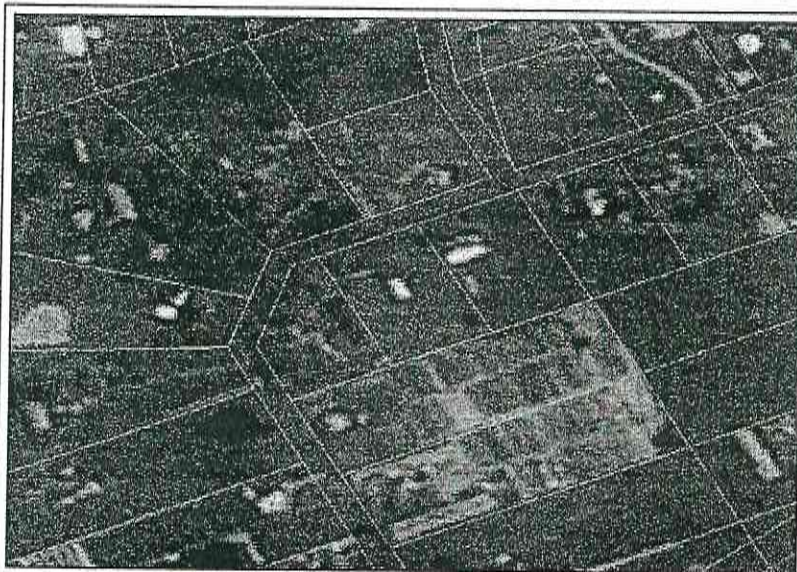
Email: dsca@bigpond.net.au

Dear Sir or Madam:

Date: 16 September 2018

AHIMS Web Service search for the following area at Lot: 42, DP:DP12076 with a Buffer of 200 meters, conducted by Dominic Steele on 16 September 2018.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

2	Aboriginal sites are recorded in or near the above location.
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0	Aboriginal places have been declared in or near the above location. *
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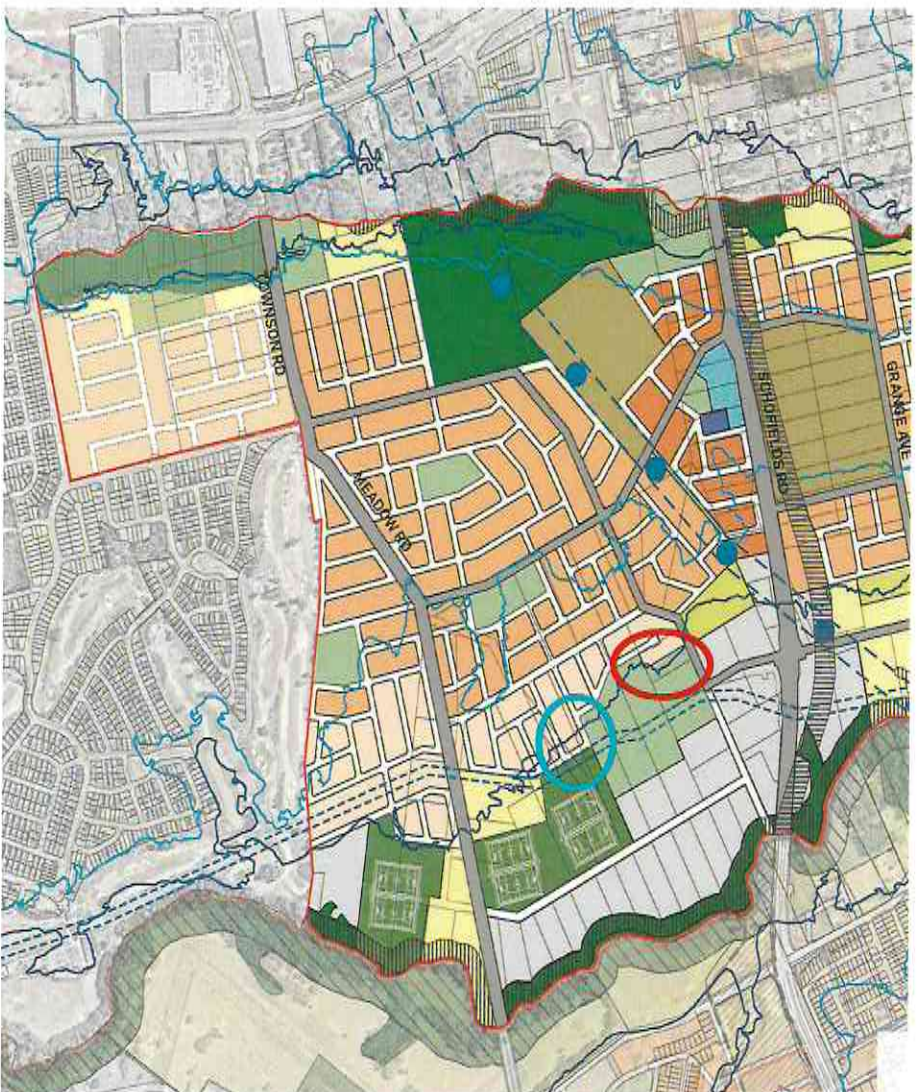


AHIMS Web Services (AWS) Extensive search - Site list report

Your Ref/PO Number : 55 Angus Rd 200m east
 (2)ent Service ID: 371948

SiteID	SiteName	Datum	Zone	Eastings	Northing	Category	Site Status	SiteFeatures	SiteType	Remarks
45-5-1770	Partial Ground or Tree Plots (1942 burial)	GDA	56	301661	6266256	Open site	Valid	Burial		
45-5-5140	WSPP Area 3	Recusiter	56	301420	6266227	Open site	Valid	Artifacts		
	Contact	Recorder								
	Contact									

Report generated by AHIMS Web Service on 26/09/2018 for Dominic Steele for the following area at Lot 142, DP-DP12076 with a buffer of 200 meters. Although not into 1 for a due diligence assessment. Number of Aboriginal sites and Aboriginal objects found is 2.
 The information is provided as a service to the client and is not intended to be used for any other purpose. The information is provided as a service to the client and is not intended to be used for any other purpose.



Schofields West (Part) Draft Indicative Plan




Residential below
1:100 line allowed
43 Durham Road Schofields




Residential below
1:100 line not allowed
(Part 55 Angus rd Schofields)

Schofields West (Part) Blacktown Council Maps Online

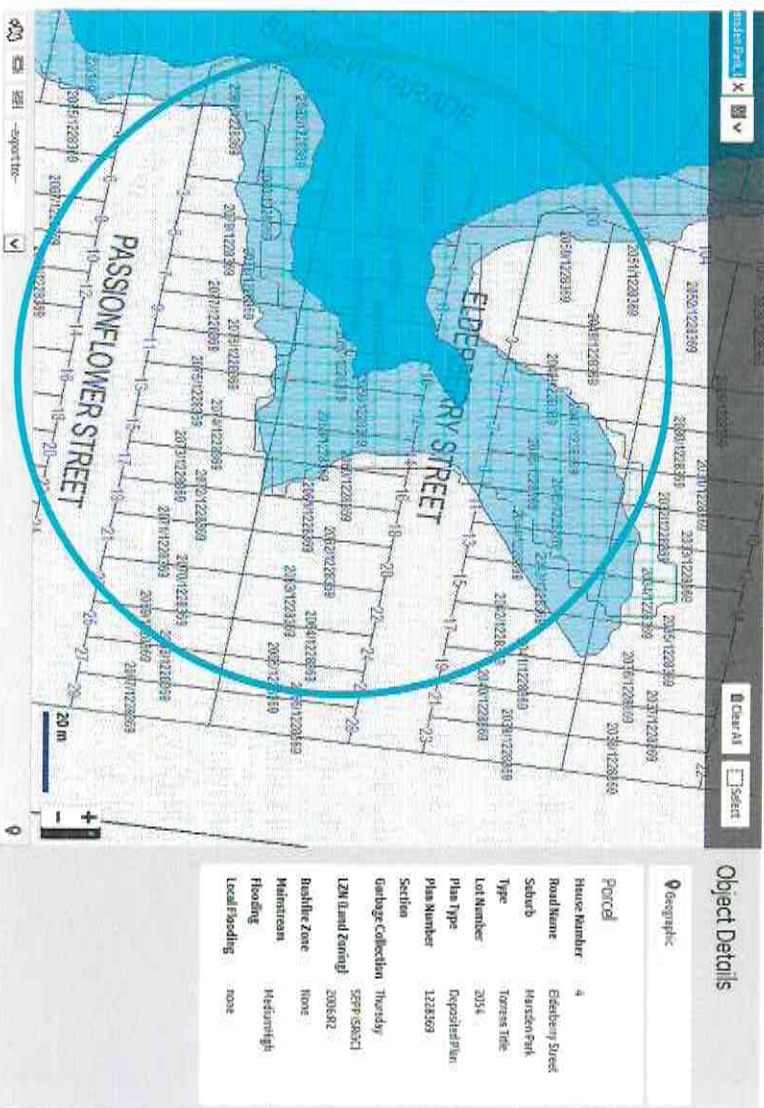


 Residential below
1:100 line allowed
43 Durham Road Schofields

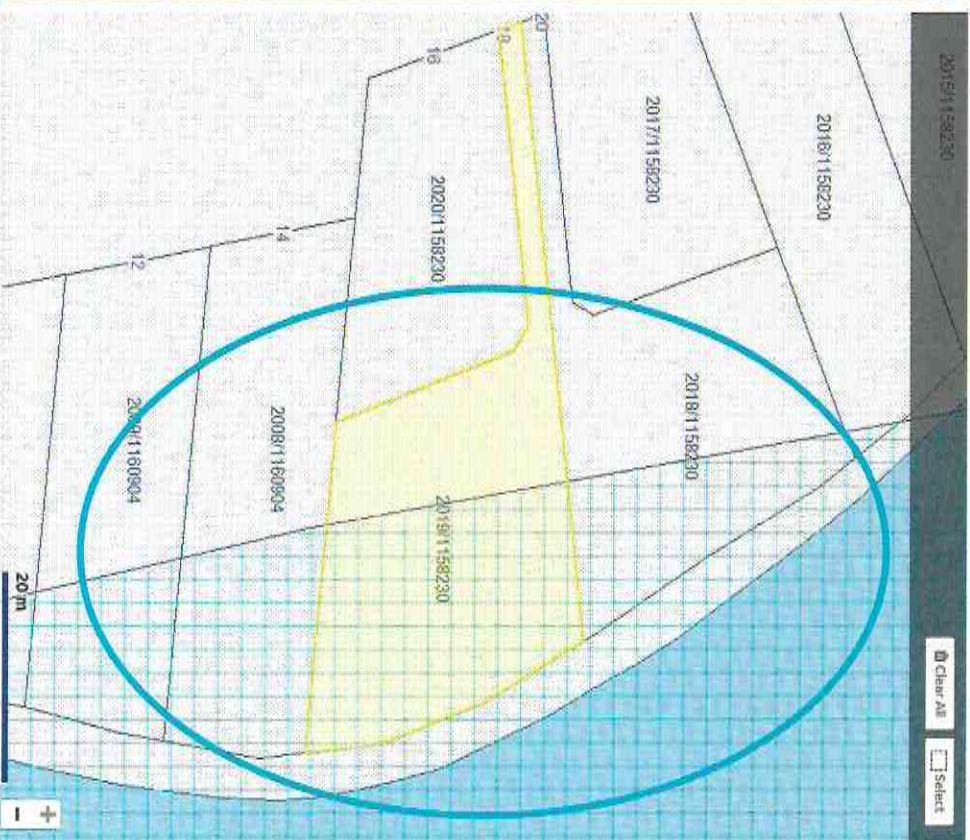
 Residential below thatched
only 1:100 line not allowed
(Part 55 Angus rd Schofields)

Various Building lots Sundew Pde, Elderberry and Passionflower Sts Marsden Park (Elara)

(Allowed below 1:100 line)



18 (L2019/DP1158230) & 20 (L2018/DP1158230) Stonecutters Drive Colebee (Allowed below 1:100 line)



Object Details

Geographic

Parcel	18
House Number	Stonecutters Drive
Road Name	Colebee
Suburb	Torrens Title
Type	2019
Lot Number	Deposited Plan
Plan Type	1158230
Plan Number	
Section	Thursday
Garbage Collection	BLP2015R3
L2M (land zoning)	None
Bushfire Zone	None
Mainstream Flooding	Low
Local Flooding	none

Various Building lots Cnr Argowan Rd & Raewyn Cres Schofields (Allowed below 1:100 line)

