

To The Department of Planning and Environment,

I would like to raise some concerns I have as a property owner in Kerry Road Schofields with the proposed rezoning of my land. I have reviewed the maps and would like to raise the issues below that I have with the proposal.

1. Current zoning of the Kerry / Jersey / Durham / Angus Road loop is RU4. The Draft Masterplan as exhibited represents the areas evolution from a rural area to an urban area to accommodate Sydney's growing housing demand. The use of an RU6 – Rural Transition zone in an area bounded by residential development on all sides seems an inappropriate use of the RU6 Zone. My understanding of the meaning for a transition zone is to accommodate a mix of uses, usually around the peri-urban fringe to facilitate a range of landuses that support an urban use. The area proposed to be zoned RU6 is surrounded on all sides by urban land uses, accordingly there is no foreseeable transitional function for the land. I do not think this zoning is appropriate for this reason.
2. The acceptable land use and minimum lot size for an RU6 zone are not clear from the information I could see on the website. There are currently a number of new residences built along Kerry Road from approx. 2012 up until this year, which I believe supports the appropriateness of a residential zoning for this land such as the R5 – Large Lot Residential zone. Appropriate planning controls could be included to ensure future use of this land would minimise any possible flood event damage, as has been the case with current development approvals from Blacktown City Council.
3. The proposed sporting fields on the Western side of Kerry Road, I feel are positioned in the wrong place to ensure minimal impact for a flood event. I would suggest moving the location of these fields to the Eastern side of Kerry Road closest to Eastern Creek, as this would provide open space and a buffer from residences, minimising any flood event impact.
4. There is a large portion of land along Eastern Creek that has been proposed as E2 zoning for environmental conservation, however this does not appear on the Land Reservation Acquisition map. If you were to consider point 3 above and move the sporting fields to the Eastern Side of Kerry Road, this would then be adjacent to the E2 proposed zone and ensure the conservation of the environment, not relying on private land owners to appropriately care for this important native vegetation area.
5. I have concerns that the SP2 Drainage zones do not adequately protect my land from increases in the frequency of minor flooding events, should the proposed residential zones go ahead. When I have observed the development on the other side of Eastern Creek, there is a large portion of land acquired along the banks of Eastern Creek, which can be used for future flood mitigation works which will protect other properties, from any flood impacts. The Masterplan should be reviewed to assure that development potential is equitably shared among all land owners within the precinct. It is unacceptable to sterilise parcels of land and increase the likely flood risk, frequency and intensity without compensation or acquisition for the benefit of other landowners within the precinct.

I appreciate the opportunity to express my views, concerns and suggestions for the proposed rezoning across the West Schofields precinct, and am sure that with some minor adjustments this new community will be a showcase for the rest of the NSW growth areas.

Yours sincerely,

David Colburt

