

**Our Ref: 110522-03-Alternative Masterplan Layout
Statement**

AM:am

26 September 2018

Department of Planning and
Environment
320 Pitt St, Sydney 2000
GPO Box 39. Sydney NSW 2001

**Subject: No.14 Lot 35 Durham
Road, West Schofields.
Proposed Alternative
Masterplan Layout.**

Dear Sir/Madam,

We are making this submission to the exhibition of the West Schofields ILP on behalf of our client, Lidia de Lutiis, the owner of No.14, Lot 35 Durham Road, West Schofields. We believe that the ILP in the vicinity of our client's land provides for some unsafe road alignments and inefficient lot configurations. We propose an alternative layout that specifically removes some potentially unsafe situations.

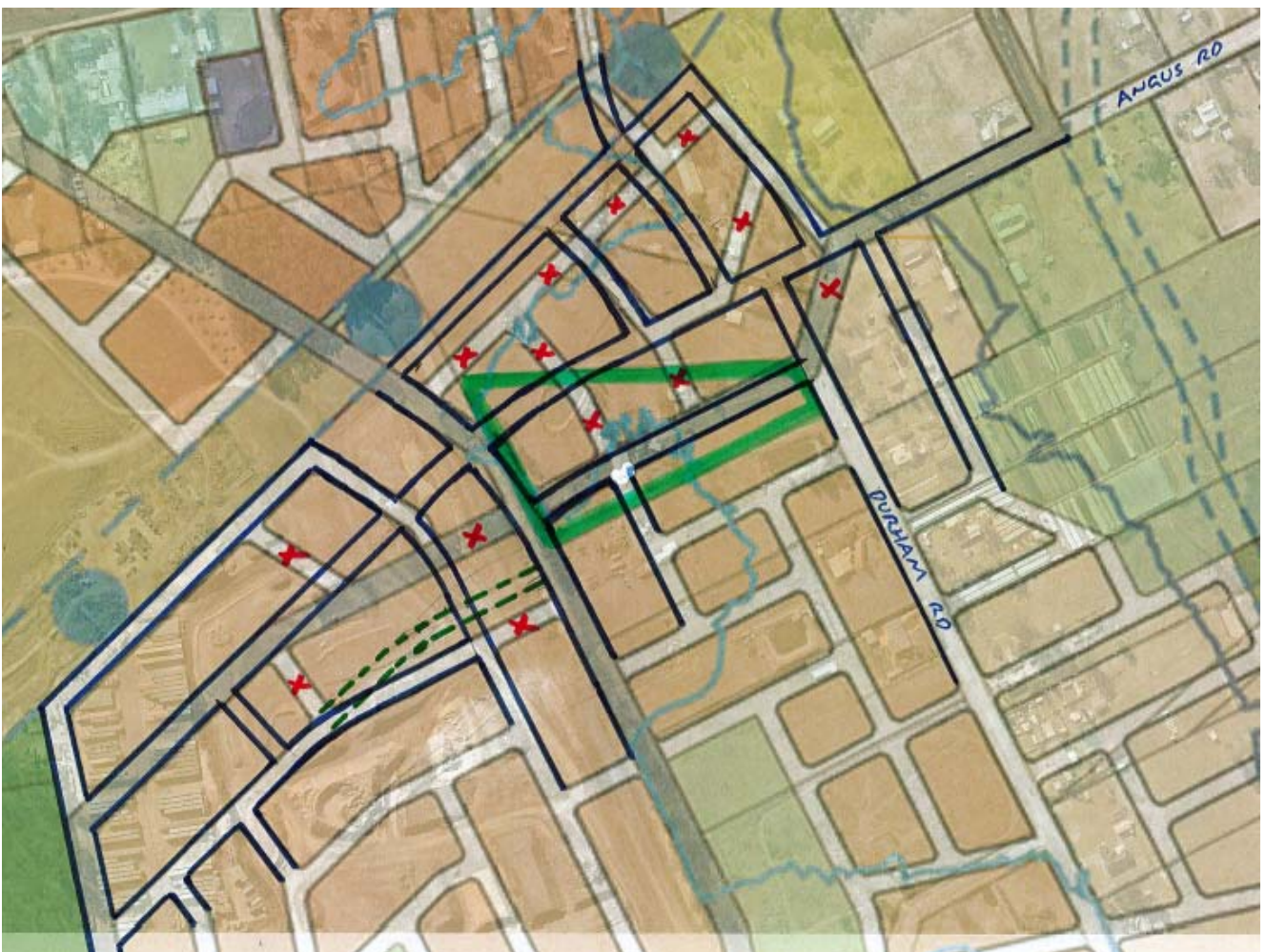
The sketches below show the locality of No.14, Lot 35 Durham Road, West Schofields and the proposed ILP amendments.

The amended layout provides a superior arrangement to the current proposal for the following reasons:

- The re-alignment of the East-West Collector road removes the unsafe bends from Angus Road layout and provides for a smoother, straighter alignment reducing potential traffic hazards.
- This East-West road re-alignment also allows greater efficiencies in the lot modules by removing some of the roads and making the lots a more regular shape.
- The more regular shaped lot modules allow for standard type intersection geometry reducing potential traffic hazards.
- There is an edge road now proposed adjacent to the transmission easement. This edge road would allow greater separation from the lots to the transmission easement.
- The revised layout allows for a more defined road hierarchy and permeable flow of traffic through the area particularly from the North of the site.



No.14 Lot 35, Durham Road locality plan



Proposed ILP amendment

Should you have any queries regarding this matter please do not hesitate to contact me.

Yours faithfully

J. WYNDHAM PRINCE



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Director

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