



planning consultants

28 September 2018  
Our Ref: 20583A.1WG

The Department of Planning and Environment  
Director – General

## Online Submission

Dear Sir/Madam,

### Submission re - Exhibition of West Schofields Precinct

DFP Planning has been commissioned by Mr Scott Knipler who is a joint owner of the premises at 4 West Parade, Riverstone. The legal property description of the subject site is Lot 1 DP 1001550 and the site is located on the north eastern side of West Parade and is 30m to the south east of the intersection of Garfield Road West and West Parade. The site is located approximately 70m to the south of the Riverstone Railway Station.

The site is currently occupied by a 2 storey masonry building with 4 separate walk up residential apartments. They were constructed in the Victorian period.

#### 1.0 Existing Zoning

The subject site is currently zoned RU4 – Primary Production Small Lots.

As the site has a frontage of 20.575m and a depth of 48.86m with a total area of 985m<sup>2</sup> the current rural zone does not reflect the existing use nor its use from approximately 1880.

#### 2.0 Comments on West Schofields Precinct Plan

##### 2.1 Non Indigenous Heritage Assessment

The Non Indigenous Heritage Assessment prepared by Extent Heritage Advisors which forms part of the exhibition material on page 62 states:

*“The existing local heritage listing within the Precinct at 4 West Parade and 22 West Parade are recommended to be retained.”*

Furthermore, table 2 on page 81 on the Heritage Assessment states under the column potential heritage impact:

*“No substantial impacts are expected”.*

*“The proposal is to result in the retention of the property at 4 West Parade. The current relationship between this residential and the nearby historic railway and meat works precincts will remain unchanged. The positioning of the playing fields nearby to the item is an appropriate zoning, as it assists to retain and suitable setting for the residents and limits the development of new built structures in its immediate proximity. Should any new*

*structures eventually be proposed in association with the playing fields, there would need to be considered in terms of the heritage context of this area.”*

However, on page 36 of the exhibition discussion paper exhibited the report states:

*“with regard to existing built heritage, two dwellings in the north east of the precinct are listed under Blacktown’s LEP 2015 they are 4 and 22 West Parade, Riverstone. They are examples of the early development of the town of Riverstone circa 1880 -1920. 4 West Parade will be impacted by the widening of Garfield Road West and will not be able to be retained.”*

### **3.0 Proposed Railway Crossing**

It is understood that it is the ambition of the NSW Government that post 2036 a railway overbridge will be constructed allowing Garfield Road to pass over the Richmond Railway line.

The Land Reservation Acquisition Map shows a road widening of Garfield Road that extends across the northern half of 4 West Parade. On the eastern side of the railway line the Riverstone Town Centre is located which is within the Riverstone Precinct however, the Riverstone Precinct has retained the Blacktown Council’s LEP provisions including the existing road widening of Garfield Road that will affect the commercial buildings on the southern side of Garfield Road. The road widening along the Garfield Road East along the southern side does not match with the proposed acquisition of land on Garfield Road West in this regard should the road widening on the eastern side of the railway be matched with what is proposed on the western side it would require the complete acquisition of the entire block of existing commercial properties on the southern side of Garfield Road East.

The extent of acquisition is excessive given that the aspiration for Garfield Road is to provide 2 lane of traffic each way.

There would appear to be no justified reason why Garfield Road needs to have a road reservation of an additional 40m in order to provide a bridge over the railway line. Furthermore, should it be the case that the RMS does require this amount of land for the construction of the bridge acquiring half of this property is impractical as it would require the demolition of 2 of the 4 terraces on the site.

It is requested by DFP of behalf of our client that the Department of Planning undertake further consultation with the RMS to determine why it is necessary to resume up to an additional 40m of land on the southern side of Garfield Road West when replicating this bridge on the eastern side would require the removal of all of the commercial shops and offices on the southern side of Garfield Road East. Garfield Road East and West are already subject to a road widening reservation along the southern side of Garfield Road West and Garfield Road East and it should be determined whether the construction of the bridge can be undertaken within the existing road widening reservation.

### **4.0 Flood Affection**

4 West Parade is with in the 1:100 year flood level. This flood risk has affected the site since the 1880s when the property was likely constructed and for this reason we understand that the site cannot be rezoned at this stage to form part of the Riverstone Town Centre. However, should Warragamba dam wall be raised to 14m as proposed it is likely that the flood levels in Riverstone will be reduced and the site may become flood free.

### **5.0 Conclusion**

DFP and our client is extremely concerned with the inconsistencies with the documentation that is currently on exhibition these inconsistencies relate to the following:



- The heritage report indicating that 4 West Parade can remain unaltered by the proposed Masterplan for West Schofields;
- The acquisition map showing the northern half of 4 West Parade will be resumed for the purposes of road widening; and
- The proposed road reservation on the southern side of Garfield Road East does not match what is proposed on the western side and furthermore would require the demolition of all the shops on the southern side of Garfield Road in the Riverstone Town Centre.

We understand the rationale behind zoning the land RU6 – Rural Transition zone was likely due to the fact that the site is flood affected however as discussed this may change if the flood mitigation measures are constructed on Warragamba Dam.

DFP urges the Department of Planning to revisit the acquisition of the subject site and it is requested that DFP and our client be able to meet with the Department of Planning officers to discuss this matter further.

Should there be any further queries please do not hesitate to contact Warwick Gosling on 9980 6933.

Yours faithfully  
**DFP PLANNING PTY LTD**

A handwritten signature in black ink, appearing to read 'W Gosling', written in a cursive style.

**WARWICK GOSLING**  
**DIRECTOR**

wgosling@dfpplanning.com.au