

28<sup>th</sup> September 2018  
Our Ref: MPRP

NSW Department of Planning  
GPO Box 39  
Sydney NSW 2001

Dear Sir / Madam,

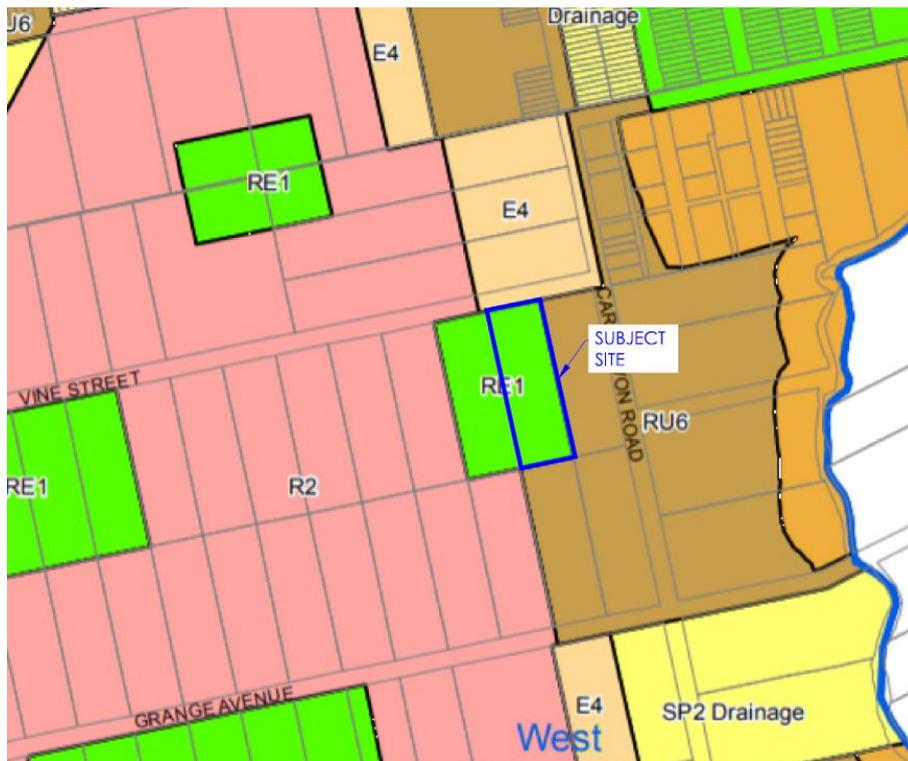
**West Schofields Precinct Draft Plan**

Thank you for the opportunity to make a submission in relation to the West Schofields Precinct Draft Plan.

This submission is made on behalf of the owners of 11 Vine Street, Schofields.

**1. Context**

The West Schofields Precinct Plan purports to rezone 11 Vine Street to RE1 Public Recreation as shown in figure 1 below.



**Figure 1: Draft Zoning Map**

This park straddles the 1:100 year flood line. The 1:100 year flood almost completely inundates 11 Vine Street. The neighbouring property to the west, also proposed to be zoned as RE1 Public Recreation, sits above the 1:100 year floodline. This is shown on figure 2 below.



**Figure 1: Draft Indicative Layout Plan**

We understand that the land use zoning and density allocations for land below the Probable Maximum Flood (PMF) were predicated, at least in part, by the capacity of the regional road infrastructure in the event of mass flood evacuation.

We also understand that the RE1 zoning as applied to 11 Vine Street and adjoining sites was due to the presence of an Endangered Ecological Community on the site, as well as the need to have green space located within 500m of every residential Lot.

## 2. Concerns

No objection is being raised against the proposed RE1 Public Recreation Zoning.

We understand that a separate submission will be lodged on behalf of 15 Vine Street which will seek to have that property zoned as R2 Low density Residential instead of RE1 Public Recreation. As this property sits above the 1:100 year floodline, we understand that there may be some merit to this argument.

Our concern is that; should the Department consider that submission favourably, 11 Vine Street may be rezoned to RU6 Transitional Land instead of RE1 Public Recreation.

## 3. Desired Outcome

We seek that 11 Vine Street maintain its current draft zoning of RE1 Public Recreation. Should the Department change the zoning of 15 Vine Street to R2 Low Density Residential, we ask that the Parkland in this general location be located so that it sits over 11 Vine Street and 1 Vine Street, which is the next property over to the east. Essentially the Parkland would move to the east by 1 Lot.

We note that the Park, if situated in this location, would have frontage to 2 roads (Vine Street and Carnavon Road) which would provide additional on-street car parking to the park. The 500m park catchment strategy would seem unaffected by this small relocation.

It would be appreciated if the department would consider this request.

Thank you for taking the time to read this submission.

Should you wish to discuss the above, please feel free to contact me on (02) 9894 7970.

Yours Faithfully,

Aaron Gray  
Senior Project Manager  
Castle Group