

## Alan Moroney - Strategic Assessments, Submission on North West Rail Link Corridor Strategy

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**From:** Paul Hagan <prhagan@yahoo.com>  
**To:** "plan\_comment@planning.nsw.gov.au" <plan\_comment@planning.nsw.gov.au>  
**Date:** 4/20/2013 9:13 AM  
**Subject:** Strategic Assessments, Submission on North West Rail Link Corridor Strategy

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### Attn: Department of Planning & Infrastructure, Strategic Assessments

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Re Submission on the North West Rail Link Corridor Strategy

To Whom it May Concern,

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I wish make my objection known to the proposed changes to the Cherrybrook precinct on the following basis:

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1. You are proposing to add an extra 1800 dwellings to the north side of Castle Hill Road within an 800m radius of the proposed station. You have already discounted the south side of Castle Hill Rd for various reasons, so this means 1800 new dwellings into a much smaller area. This area has a beautiful and leafy character comprising of mainly large two storey homes with beautiful gardens. To fit your 1800 new dwellings, more than half of these homes would have to be demolished. Why are you trying to totally destroy the character of a community? All residents bought into the area because of the nature of the surrounds. Why do you want to change Cherrybrook to look like Epping or Chatswood. You talk about the pressures that will be added to the area into the future. But guess what - YOU ARE ADDING THE PRESSURE by suggesting adding the 1800 dwellings into an area already at capacity without any thought of infrastructure upgrades.

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2. Would you, in the Department of Planning, want a 6 storey development overlooking your beautiful home where you live. NO !!

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3. The roads in Cherrybrook are smaller mainly cul-de-sacs, These roads were developed for low density homes, NOT medium density.

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4. With the extra dwellings comes the extra cars. Probably an extra 3000-4000 cars. Where will these cars park? How will the streets cope?

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5. Have you ever tried shopping at Cherrybrook shopping village after school or on a weekend? The streets are already choked. Now add the extra population you are proposing. How do you propose our local infrastructure will cope? Will you now widen all streets in the area? Will you now demand Cherrybrook village greatly expand to cope? Will you now insist Cherrybrook Technology school greatly expand (considering it is already at capacity)? Or will you simply walk away and say that it is now a local problem? Deal with it. Live with it.

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6. Why is the consultation period has only been going for a few weeks? You might say that it's been going longer, but how can you say that. I only realised this was happening because I looked at the local paper one day, something I rarely do, and noticed your discreet add. Have you advised personally every affected household in the proposed area? NO !! A small group of residents letter boxed the area letting people know. And guess what, NO ONE KNEW !! Why are we doing your job for you? Why haven't you contacted all affected households and told them of the short submission deadline? Why is Dept of Planning trying to sneak in this proposal?

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7. We at Cherrybrook do not object to the station. In fact we were promised by NWRL the "station in the woods". Why are we now getting the "station amongst the high-rises"?

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8. Yes, we understand it is govt policy to develop around train stations. And yes, we understand a certain amount of development will take place. But there is argument that not every area is suitable for a "one type fits all" approach. Further down the corridor is more open space and more suitable for further development. Medium density development would suit other areas. NOT CHERRYBROOK. Just because it is policy does not mean you have to destroy a suburb for the sake of it. Cherrybrook is not an extension of Castle Hill. Even the Dept of Planning own diagrams show Cherrybrook as detached from the entire corridor. Cherrybrook needs its own strategy in true consultation with the local community which deals specifically with the sensitive nature of Cherrybrook as an established residential suburb.

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9. I would like to refer you to the State Environmental Planning Policy No 32 - Urban Consolidation says it "aims to promote the orderly and economic use and development of land by enabling urban land which is no longer required for the purpose for which it is currently zoned or used to be redeveloped for multi-unit housing and related development" .

This does not apply to Cherrybrook, and as per the notes in your Business Paper Pg. 126, "The Cherrybrook Station Study Area is an established low density residential area.....The Study Area's existing housing stock comprises 1-2 storey, mostly detached, houses set on large blocks, with strong landscaped settings and extensive vegetation." These are still required for the purpose for which they are currently zoned.

### **Conclusion**

Cherrybrook does not need and does not want medium density housing . Cherrybrook character would be destroyed for no reason other than "policy says it must happen" Well it does NOT have to happen. Logic will tell you that. Talk to the community, something that clearly has NOT happened. Go door knocking and find out why it is not needed and wanted. Advise the community what your plans are. And please don't insist that you have been doing a consultation process for some time now. We all know that is COMPLETELY rubbish. 99 percent of residents in the affected area DID NOT know what was happening and still would not know now, if it wasn't for a small handful of residents who took the time to door knock the community. Please do your job, ENGAGE the community, CONSULT with the community, LISTEN to the community, WORK WITH the community. Believe me, then we will all get an outcome that everybody will be happy with.

Regards,

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