

Submission to the North West Rail Link Cherrybrook Station Draft Structure Plan: A Vision for Cherrybrook Station Surrounds

I strongly oppose the proposals contained in the Cherrybrook Station Draft Structure Plan.

The south side of Castle Hill Rd is described as containing '*a poorly connected local road network, featuring cul-de-sacs that create barriers to vehicular movement*' which is seen as a constraint to development. This is equally applicable to the northern side of Castle Hill Rd.

The proposals are inconsistent with SEPP 32 – Urban Consolidation which aims to promote '*the orderly and economic use and development of land 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 is patently inappropriate to Cherrybrook which was largely developed in the 1980s with some houses still under construction. The majority of homes in immediate proximity to the station are under 10 -15 years old with a few notable exceptions.

Although it is the aim of the Urban Consolidation SEPP to place increased densities around transport nodes it is not policy that all transport nodes will have increased densities.

The document describes the area as predominantly containing homes on large blocks. While it is true that some houses have large blocks the majority are on relatively small blocks with a number of battle-ax blocks and community and strata title estates.

The plan fails to show Robert Park as open space and does not show the kink in Robert Rd, apparently because there is an error in the cadastral mapping and Hornsby Council maps. This was pointed out during both EIS exhibition periods for the station construction and design and yet is replicated here. It is clear that ground truthing did not occur in the study area nor any appropriate liaison with Transport NSW.

The plan, which purports to be a strategic vision, was only advertised in the local paper and discovered by most of us because a friend sent it to one of the residents giving only a few weeks to consider the information. This is inconsistent with the aims and objectives of community consultation.

Cherrybrook Station is a consequence of a construction and engineering decision to drill from a high point. There are no sound planning reasons why a station is needed in this location which will be less than 2 minutes train ride from Castle Hill Station and is nowhere near the current centre of Cherrybrook, nor why it needs to be as large as planned. Therefore there are no sound reasons to apply increased densities to a street pattern incapable of handling the increase. This proposal is merely post-justification for a poor initial decision.

To demolish new homes, even after the 30 year period noted in the plan, is inconsistent with the principles of sustainability and will contribute to a significant loss of sense of place and identity for the Cherrybrook community and will exacerbate existing experiences of Solastalgia. The proposal has already created considerable anguish and disturbance in the community.

I confirm I have made no political donations over \$1000.

Jacqui Goddard
11A Robert Rd
Cherrybrook NSW 2126

Email – jacquig@mac.com