

Alan Moroney - NWRL DRAFT STRUCTURE PLAN - Cherrybrook Station

From: "Jack Zareba" <jzareba@tpg.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 4/28/2013 4:25 PM
Subject: NWRL DRAFT STRUCTURE PLAN - Cherrybrook Station

Dear Sir/Madam,

I would like to use this opportunity to oppose the future development and rezoning of the area around the proposed Cherrybrook Station.

I have been living in Cherrybrook for nearly 15 years and I migrated to Australia in 1978 mainly because I found it extremely difficult to live in the country ruled by the communist regime. I considered Australia to be so far away from my home Country (24 hours by plane) that I would give no chance for the Communism to find me here. Some few weeks after my arrival, I already knew how wrong I was.

What this has to do with the NWRL draft plan? A lot. Whenever your Government (Federal, State or Local) starts to decide what is better for people, their standard of living or how and where they should live (especially without prior consultation) – this is the Communist Regime at its best.

You built this beautiful City of Sydney with no imagination. No allowance was made for future developments or expansion. The roads are narrow and there is hardly enough rail lines to move people around. Have we still used horses to travel, we would most likely be OK. I recommend to all of you to go to Tokyo to learn about the urban planning.

Demolishing 300 houses in Cherrybrook to make room for 1800 residencies is stupid and does not make sense. This is the most beautiful and the youngest part of Cherrybrook and building the station to justify this act of destruction is a very weak excuse.

The second reason given to us to justify this new development was the government intension to make the area more affordable. Let me tell you this: two houses were demolished on the Old Northern Road some 100m from the future rail station in Castle Hill making room for the block of units. A fancy name of "North Point" was given to this development and the asking price for the three bedroom unit is \$1,000,000. They are selling very fast and the stage 2 is already advertised. This is as much as I can say about your affordability claim.

Nothing is affordable in Castle Hill or Cherrybrook especially within the walking distance to the station. The same developers who charged us the top money some 15 years ago promising a better standard of living are rubbing their hands ready to demolish everything and start all over again. Like always, they are only interested in making money. They left a lot of problems behind with which we are battling now.

As expected, your draft plan is not addressing any of them and you may not realize that going ahead with your plan will make it even worse. I have no doubt that the other residents have already highlighted them to you.

Building the station here is not going to solve many problem for the locals. On contrary. The last thing we need is for more people to live in the area. It is hard to imagine for the infrastructure to be completed before the station is build. Our narrow streets will be blocked with the parking cars because there will be not enough parking space provided near the station.

How do I know it? None of the station I know in Sydney has enough parking space and many have none. There is no money in building parking and this project is all about money –money for developers.

Australia has the ambition to become a bigger nation. Unfortunately, we build our future only on two sectors: Building and Construction Industry and Banking Sector. The first creates unproductive assets and the second creates debt and makes people poorer.

There is hardly any manufacturing left in this Country and without it there will be no jobs. But we are lucky Country. We can keep selling everything: Public assets, resources, profitable businesses or even farms. We are rich but not rich enough to have proper roads, rail lines, hospitals or schools but we can still afford to destroy the new part of Cherrybrook to make it look ugly and overdeveloped.

Having more stations is a very good idea but destroying suburbs and creating the overcrowded conditions is not.

I worry about the future of this City and the Country and you should too.

Jack Zareba