

Alan Moroney - Fwd: Hills Centre

From: plan_comment
To: Alan Moroney
Date: 4/29/2013 10:13 AM
Subject: Fwd: Hills Centre
Attachments: Hills Centre; North West Rail Link Corridor Strategy; Comments on the Cudegong Road Draft Precinct Plan; NWRL Draft Structure Plan - A Vision for Cherrybrook; Cudegong Road Precinct Draft Plan; NWRL Strategy - feedback attached; North West Rail Link Corridor Strategy - Feedback; NWRL Cherrybrook Station Draft Structure Plan; NWRL Cherrybrook Station Draft Structure Plan; NWRL Cherrybrook Station Draft Structure Plan; Response to the NWRL Draft Structure Plan; NWRL DRAFT STRUCTURE PLAN - Cherrybrook Station; Cherrybrook northwest rail link rezoning; Submission to Cudegong Road Draft Precinct Plan; Paul Debelaks Response to NWRL Cherrybrook DRAFT structure plan; Submission for A Vision for Cherrybrook Station Surrounds NWRL Draft Structure Plan; 1800 medium density dwellings around proposed Cherrybrook station inappropriate; Re: PUBLIC SUBMISSION - Proposed Rezoning of Cherrybrook; PUBLIC SUBMISSION - Proposed Rezoning of Cherrybrook; North West Rail Link Corridor Strategy - feedback; North West Rail Link Corridor Strategy Feedback; FW: North West Rail Link Feedback Form No ; NWRL Corridor Strategy and Draft Rouse Hill Station Structure Plan

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

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I object wholeheartedly to the plan proposed in the NWRL Vision for Cherrybrook and to the manner in which the plan was revealed to the residents. If it hadn't been for the vigilance of one member of our community I wouldn't have seen it at all. I do not call that public consultation. This is a strategy that will affect us for generations. The Planning White Paper is based on getting input at this stage but no effort has been made to get input for this one so why would we believe we'd get it for future proposals? Is this the long term plan? This current plan doesn't even follow the policies that are now in place - SEPP 32 says that consolidation should happen after the area has outlived its zoning - not before as this plan suggests.

The plan itself makes no sense. Most of the streets around here are curving little cul-de-sacs and dead-ends with little off shoots into what is actually already virtually medium density. To describe this area as ripe for redevelopment and suitable for 1800 more homes is ludicrous. Some houses aren't even finished and over the 4 years since I've lived here I have seen a number of houses completed and occupied (and traffic increased). Where is the sustainability in building and immediately making houses redundant? Where is the long term quality of life of those who chose to build or buy in this area?

It is going to be difficult enough getting a station in what is obviously an unsuitable location but now we are told that you have to have an increase in housing density as well. This is a self serving

argument. You design a station because you've chosen a good construction site then you need to make the station work by changing the whole area rather than simply admitting that it is a ridiculous place to put a station in the first place. Okay that horse appears to have bolted but why compound the mistake under the guise of 'considered future planning.' There is nothing considered about this plan and it is clear that despite what was said at the Cherrybrook information session the authors have not actually driven the streets on the north side of Castle Hill Rd. Actually come to think about it I only remember them saying they'd visited the south side and decided that the maze of cul-de-sacs made the area unsuitable for medium density. I suspect they've looked at Google and seen a couple of through roads on the north side and thought 'that'll do'. Unfortunately those through roads don't go anywhere except to more cul-de-sacs or just back onto the main roads a little further on. Did they notice that the 'through' roads contain a school and a centre for people with disabilities who will struggle negotiating the increase in traffic?

How can you have faith in a plan which doesn't even show Robert Park because apparently the Council zoning plan didn't show it, or the kink in Robert Rd because the cadastral map doesn't show it. If someone had actually looked at this area or understood it at all we wouldn't be having this discussion. How can you have faith in information presented at a public information session when within 5 minutes the story changed from 'no there won't be a Seven-11 type store built at the station' to 'yes there will be'. We were told don't worry this isn't a re-zoning proposal, except that none of this can happen without re-zoning and it was confirmed at the Cherrybrook session that if Council won't rezone the Department of Planning and Infrastructure will do it for them. Now that's community engagement.

I have made no contributions to political parties and am happy to have my name published on the website.

Ray Sloss