

Alan Moroney - north west link corridor strategy

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Subject: north west link corridor strategy

Feeback to development proposal of the Cherrybrook station precinct and surrounds

As residents affected by the proposed development to provide 1800 new homes to the zoned precinct we would like to briefly highlight a few points for consideration:

1. We understand that development of high density housing around the station in the zones identified by NSW planning is inevitable.
2. According to the community presentations by NSW planning, development is likely to go ahead whether councils reject or not. In the words of the Tracy the pre enter, " If councils don't agree NSW will step in to decide the fate of the proposal". We understand that this is to be the more certain approach likely to be followed in the near future.
3. In view of the above, and as residents of Robert road affected by the potential development proposal we would like to suggest that NSW planning be fair to all residents affected by the development and consider modifying the rezoning areas so that all residents can benefit from the proposed changes. The rezoning of the two zones around cherrybrook station to high density near the station and and medium high residential zones in the second zone around the precinct is not going to benefit the residents on the fringes of the zone. Cherrybrook already has a substantial amount of townhouses in between single detached houses. That is the character of Cherrybrook. There is no need for a so called buffer system of 3-6 storey buildings followed by townhouses as across the road from zone 2 , residential housing is made up of single and townhouses and duplexes.
4. For the single purpose of ensuring that all residents in the proposed zones affected can benefit from the major changes that are about to affect their mode of living - (construction, traffic, 6 storey buildings, increased population,, loss in property values etc))we would like to suggest that the whole zone be rezoned for for 6-8 storeys in the first zone and 3 story apartment living in the zone 2 of the Cherrybrook station. If you are going to rezone, then do it appropriately and simply reduce the number of storeys as a buffer instead of proposing townhouses which do not provide sufficient return for developers and affect the residents in the zoned area.

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