

30 April 2013

NSW Department of Planning and Infrastructure
Strategic Assessments
GPO Box 39
SYDNEY NSW 2001

Attention: Strategic Assessments Team

Cherrybrook Station Draft Structure Plan & 16-24 Robert Road, Cherrybrook

We represent the owners of No. 16-24 Robert Road, a large residentially zoned landholding directly to the north of proposed Cherrybrook Railway station. Thank you for the opportunity of responding to the *North West Rail Link Corridor Strategy* and *Cherrybrook Station Draft Structure Plan*.

Background

No. 16-24 Robert Road is a large landholding with close access to the future station and good connectivity to the surrounding area. The site is ideal for redevelopment/renewal and increased housing densities. Efficient use of this site could contribute to transit oriented land use planning, in line with the 'transformative' aims of the rail project.

The site lends itself to larger, higher density developments given the land size, proximity to proposed Cherrybrook Railway Station, amalgamation potential and site characteristics.

We made a submission recommending the potential of the site as part of the *EIS 2* exhibition. We have also requested Hornsby Shire Council consider medium/high density zoning as part of the Draft Hornsby Local Environmental Plan 2012. We understand that Council and the Department of Planning and Infrastructure are working together in planning future outcomes of land adjacent the new stations.

Site Description

No. 16-24 Robert Road has an area of 1.065 hectares and is located on the south-eastern side of Robert Road, Cherrybrook. The site contains a driveway and duplex development however is otherwise in a natural but cleared state. The site is located within a predominantly low density residential area and is situated in a lower topographical section, between the proposed station location and greater residential area.

The site provides connection between the proposed station site and an existing public park on the opposite side of Robert Road. The following map is taken from *EIS 2*. It specifies pedestrian movements (purple line) towards the subject site which is marked with a star.



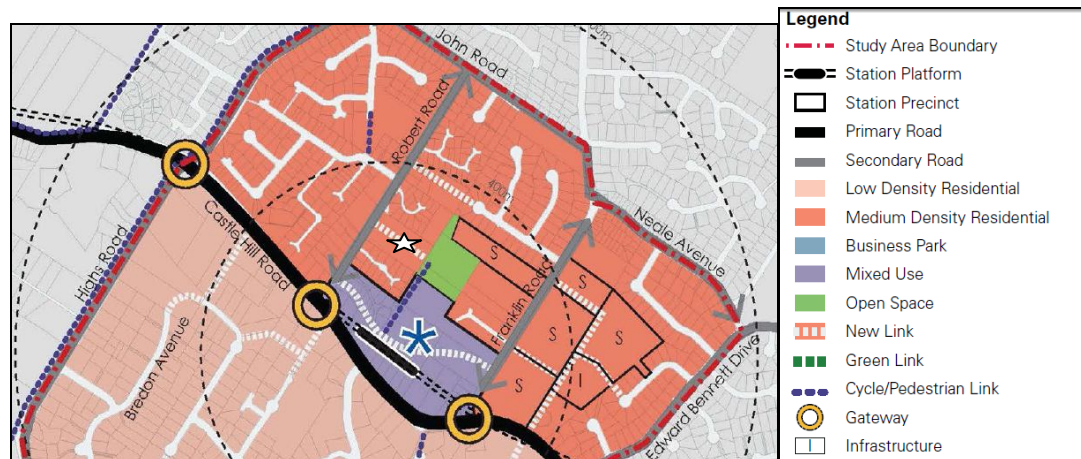
Map 1 Cherrybrook Railway Station (Source North West Rail Link EIS 2 Chapter 6-1 p 26, 2012)

An approval for a 15 lot residential subdivision applies to the site, however it is considered more suitable for denser housing alternatives in line with the rail project.

Current Planning Framework

The site is not affected by significant environmental constraints, heritage or bushfire and is zoned Residential A (Low Density) under the Hornsby Shire Local Environmental Plan (HSLEP) 1994. This allows detached dwellings and a minimum lot size of 500m². The Draft Comprehensive HLEP proposes an R2 (Low Density Residential) for the site. The Draft LEP maps do not indicate road reservation, biodiversity or heritage constraints. The site is one of a cluster of large land holdings, feasible for amalgamation.

Cherrybrook Station Draft Structure Plan



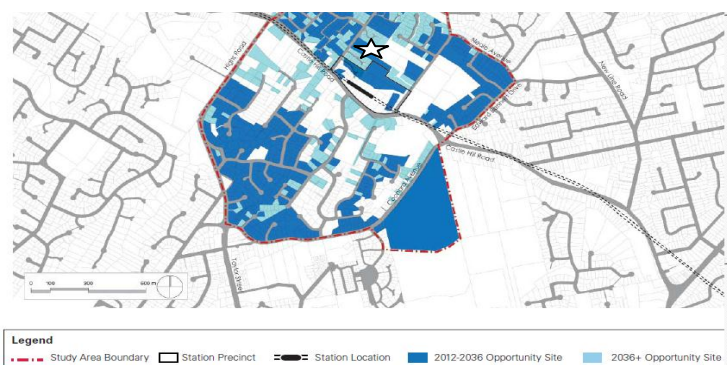
Map 2 Cherrybrook Station Draft Structure Plan 2013 ☆ = 16-24 Roberts Road (subject site)

The *Cherrybrook Station Draft Structure Plan* envisages townhouses and 3-6 storey apartment buildings within the Cherrybrook 'project area'. Medium density is suggested for the subject site as can be seen in Map 2 above.

This approach is consistent with sustainability, consolidation and transit oriented planning principles and also *Sydney over the Next 20 Years* and the 2013 Draft Metro Strategy which refers to this rail project as important in promoting accessible and affordable housing to meet increasing needs.

The site is not affected by any constraints which could not be addressed through design. Slope and drainage can be planned and designed for. The site is not affected by community title.

The Structure Plan proposes to zone 16-24 Robert Road for medium density apartment housing (3-6 storeys) with an access 'linkage'. Page 20 of the draft plan refers to the site as being an 'Opportunity Site' for the short term (2012-2036) (see Map 3). We support this approach.



Map 3 Cherrybrook Station Draft Structure Plan 2013 ☆ = 16-24 Roberts Road (subject site)

Actions and Implementation

Chapter 6 of the Structure Plan notes that the planning and public domain controls will be reviewed in consultation with key agencies, stakeholders and key land holders.

We are available to assist with any information, conversations about development scenarios, site inspections or further dialogue as required and would be grateful for the opportunity of assisting Council and the Department of Planning in precinct planning.

Yours sincerely,

Natalie Richter

Natalie Richter (B Town Planning, UNSW)

Photographs of the site and area



Site, adjoining housing and Roberts Road



Driveway area and site