

# North West Rail Link Corridor Strategy – feed back

To: The Director of Strategic Assessments

Department of Planning & Infrastructure

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From:

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I am writing this letter to oppose the recent proposal by NWRL to rezone the area around proposed Cherrybrook station from low to medium density housing in the form of town houses and 3 – 6 storey apartments. Our family moved here in 2005, as we believed that Cherrybrook would be the perfect place to raise a young family. This is because of the suburb's characteristic of being a tranquil leafy environment where families can feel safe and secure. It is our belief that the proposed rezoning of the area will completely destroy the character of the suburb.

I would like to bring the following facts and suggestions for your kind consideration

## 1. Traffic

- There is no mention of what roads all the cars from these new homes are going to drive on.
- 23 out of 29 (79%) streets in these proposed rezone area are cul-de-sacs or no through roads. High-rise buildings will create massive impact on our area and nearby residential areas.
- Castle Hill Road, County Drive, New Line & Boundary Roads are already gridlocked for the entire morning and afternoon peaks, adding more cars to this will have a flow-on effect for everyone who currently comes through Cherrybrook from further out as well, so it's not just Cherrybrook residents who should be concerned about this as there are effectively no alternative routes.

## 2. Topography

- The direct distance from Edward Bennett Drive & County Drive is 850m with heights ranging between 130m to 180m above sea level. There are pockets of high slope (>10%) land unsuitable for high-rise apartments. Refer page 11, NWRL Cherrybrook Station Draft Structure Plan, March 2013.

- From Franklin Road Roundabout down John Road, first 170 m, the slope is more than 20%. This part is the steepest road in Cherrybrook. Any slopes greater than 10 percent limit the high-rise building. Can you please email me a copy of your Geotechnical report?
- Surface levels vary from hills to valley, too many pockets of high slope areas, overloading of sewerage system can cause sewer blockage and overflow.
- High-rise buildings significantly alter the way water flows in watershed. Storm water is generated by rain run-off from roof, roads, footpaths and other hard surfaces. The unnaturally high volume and rate of stormwater runoff increase flooding erode stream banks & channels. Run-off carries pollutants such as oil, bacteria, sediment, pesticides and fertilizers into streams or ground water. Unlike sewage, stormwater is not treated before being discharge to waterways and the sea
- Polluted overland storm water run-off can affect the nearby beautiful Cumberland forest
- Excessive excavation can damage the ecological integrity of our area and disturb groundwater zones

### **3. Solar Power / Sunlight**

- The land between Edward Bennett drive & Franklin road (behind Tangara School) is the peak point, 180m above sea level. High-rise buildings in this area will block morning sunlight to the houses between Franklin road and County drive. Most of the houses in these areas have solar panels on their roof and will capture approximately 20 – 30 % less solar power.

### **4. Cherrybrook – Young Suburb**

- There are more young houses (less than 15 years) in the rectangular area between Castle Hill Road/John Road and County drive / Franklin Road than any other part of Cherrybrook. Refer page 13, NWRL Cherrybrook Station Draft Structure Plan, March 2013. Five houses at the end of Ashford road & Ghisla close are less than 3 years old.
- We have put our life long savings and bought our houses, many of us still paying our mortgages. Rezoning will devalue our house value and future appreciation will be minimal. It will financially ruin our future.
- Why put up a proposal to destroy young houses and build apartments?
- It would be more logical to create the current proposal in an area where the property prices are comparatively lower and would not affect as many residents as the current proposal does.

Please reconsider your decision as the current proposal affects a large population of the local constituency.

Sincerely,  
Ram Rajmano