

CHANRICH PROPERTIES

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YOUR REF:

24 May 2013

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

Attention: Mr. A. Moroney

Dear Sir,

North West Rail Link Corridor Strategy – Grosvenor Park Estate

I refer to our discussion on 15 May 2013 and attach a Hornsby Council cadastral plan showing the area north of Castle Hill Road that is included in the Study Area for the Cherrybrook Station Draft Structure Plan. A marked up larger scale plan, showing the technical description for each property, is available if required.

The Company would like to respectfully bring to your attention the problem we envisage in the State Government achieving the housing growth projections for the Study Area by 2036.

As discussed, the Company undertook a thorough investigation of the housing growth figures set out in Section 5.4 of the Plan and had prepared a detailed submission on the issue. However, we thought it might be more advisable and of greater assistance to the Department at this stage to just provide some brief details for your information.

Some basic facts are:

- There are 389 unconstrained residential lots in the Study Area north of Castle Hill Road – 350 of which are forecast for redevelopment by 2036. We adopted the same definition of “unconstrained” as utilised in the Draft Plan but our number allows for the deduction of additional strata/community/small lot developments that actually exist over and above those identified in the Plan.
- In the major part of the Study area in Cherrybrook bounded by County/David/Franklin/Castle Hill Roads – excluding the Station site and the 7 potential development sites shown on the plan – only 7 dwellings are more than 20 years old. The dwellings in the balance of the Study Area in Cherrybrook – with a few exceptions adjacent Castle Hill Road – were developed in the 1980’s/early 1990’s and are all of brick construction.
- There are 7 potential development sites in the Study Area in Cherrybrook with a total area of only 3.9 hectares after excluding the area affected by the 132 KV transmission line easement. The largest site is 1 hectare.

We note that strata and community title developments are both shown as constraints in Figures 12 and 13 and Sections 2.8 and 2.9 of the Draft Plan and classified as not likely to contribute to the future residential capacity of the Study area into the foreseeable future. The former are also classified as non-opportunity sites (Figure 18) and “unchanged” (Figures 24 and 25). We query, therefore, why community title properties by contrast are then shown as opportunity sites for proposed development (Figures 18, 24, 25).

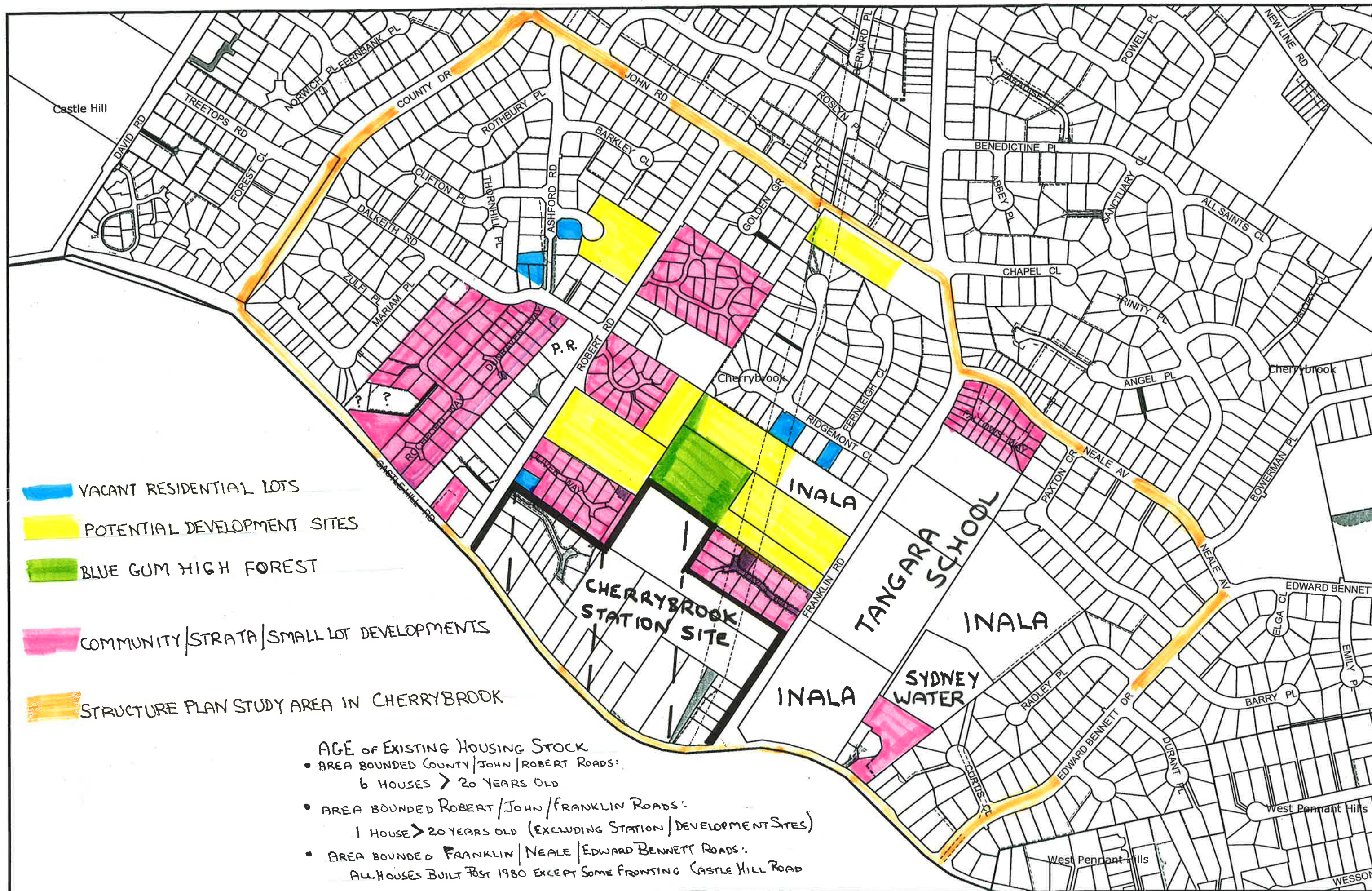
The Company considers there will be considerable difficulty in achieving the 2150 new medium density dwellings in the Study Area principally due to the number of existing community title and like developments, the lack of development site areas and the fact that a lot of the existing dwellings are recently built.

Please don't hesitate to contact me if you have any queries or require us to elaborate on any issue raised here. We would also appreciate the opportunity to discuss the inclusion of our 6.33 hectare vacant property – located opposite the Station site – as part of the area proposed for medium density development.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Michael Fornari', with a long horizontal line extending to the right.

Michael Fornari
DIRECTOR



Cherrybrook Locality Map



0 90 180 270 m

Scale @ A3 1:4,380

Location of features and boundaries are indicative only, their actual position has not been surveyed - Hornsby Shire Council accepts no responsibility for any incident arising from any inaccuracy



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