



THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL
3 Columbia Court, Baulkham Hills NSW 2153
PO Box 7064, Baulkham Hills BC 1755
ABN 25 034 494 656 | DX 9966 Norwest

25 October 2019

David Krepp
Development Manager
Toplace
121 Majors Bay Road
Concord NSW 2137

Our Ref: 9/2016/PLP

Dear Mr Krepp

PLANNING PROPOSAL – CHERRYBROOK CENTRAL PLANNING PROPOSAL (9/2016/PLP)

I refer to the Cherrybrook Central Planning Proposal (9/2016/PLP). At its meeting of 22 October 2019 Council considered a report on your Proposal and resolved as follows:

1. *The planning proposal not proceed to Gateway Determination on the basis that:*
 - a. *It is inconsistent with the Infrastructure and Liveability priorities within the Greater Sydney Region Plan, Central City District Plan and Council's Draft Local Strategic Planning Statement;*
 - b. *It is inconsistent with the built form and density outcomes identified within the applicable State and Local Government strategic planning framework for the land, as outlined within the State Government's North West Rail Link Corridor Strategy and the Hills Corridor Strategy;*
 - c. *It would result in an overdevelopment of the site which is incompatible with the current and future character for the Cherrybrook Station Precinct and surrounding locality. The proposed built form exhibits excessive building heights and lengths, insufficient setbacks and separation and would result in excessive visual and amenity impacts, including overshadowing of landscaped open space areas and the public realm; and*
 - d. *The proposal precedes the completion of detailed and holistic precinct planning and infrastructure analysis for the Cherrybrook Station Precinct and does not adequately consider the capacity of the local and regional road network to support cumulative growth within the Cherrybrook Precinct. The proposal has not resolved issues relating to the funding and provision of local and regional infrastructure required to support the additional residential development proposed.*

Accordingly, no further action will be taken to amend The Hills Local Environmental Plan 2012.

Please refer to the Minutes for the Ordinary Meeting of 22 October 2019 (Item No. 3), which is available at Council's website – www.thehills.nsw.gov.au.

Any future correspondence in relation to this matter should quote reference number 9/2016/PLP. Should you require further information please contact Brent Woodhams, Principal Coordinator Forward Planning on 9843 0443.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Nicholas Carlton', with a stylized flourish at the end.

Nicholas Carlton
MANAGER - FORWARD PLANNING