

Thursday, 5 December 2018

Mr Michael Edger  
General Manager  
The Hills Shire Council  
3 Columbia Court  
Baulkham Hills NSW 2153

Dear General Manager,

**Re: Revised Planning Proposal for Cherrybrook Central Precinct**

We act on behalf of Toplace in relation to the Planning Proposal for the Cherrybrook Central Precinct in West Pennant Hills. We submit an amended scheme that reflects ongoing discussions with Council and presents an outcome that strengthens the quality, character and experience of the public realm.

**Design Proposition**

Toplace and the design team have taken the opportunity to re-evaluate a number of key principles that form the basis of the masterplan proposition. The proposition of Cherrybrook Central is to create an exceptional place, which responds to the benefits of transit oriented development principles and connects safely to the new Metro Station.

We view Cherrybrook Central as a place that supports the local community. This includes new childcare centres and sports facilities with excellent access to transport and parks and open space that celebrate the richness of the local ecology.

A principal move, which is afforded to the amalgamation of landownership, has been to relocate part of the main road, creating a pedestrian focused town square. This presents active edges, restaurants, cafes, gyms and community spaces. It will become a hub that hosts a range of events such as farmers markets and moonlight cinemas.

A proposed subway connects to the metro station from the new town square and provides safe access between Cherrybrook Central and the Station. A supporting commuter carpark for approximately 400 vehicles offers excellent opportunity to provide enhanced connectivity for the broader community.

Overall, greater attention has been afforded to the public benefits associated with the rezoning of the site and the equal distribution of these benefits to the community (on the basis an FSR of 1.8:1 is supported).

**Public Benefit Mechanism**

Council can proceed to deliver the Cherrybrook in accordance with the densities of as stated in The Hills Corridor Strategy or seek to deliver on the densities as proposed in the

Planning Proposal. The Planning Proposal presents a holistic master plan with extensive public benefits tailored to improving the quality and character of the area.

In delivering the package of public benefits, 50% of the uplift in the underlying land value has been applied to the proposal, which equates to a public benefit offer of approximately \$66 million.

The \$66 million in public benefits has been distributed across the master plan to ensure an equitable share of benefits for the entire community. Key items include, but are not limited to:

- Underground pedestrian link to Cherrybrook Metro Station;
- Commuter car park for approximately 400 vehicles;
- New passive and active open space areas;
- Public links and through site connections; and
- Adaptive reuse of existing heritage items.

The proponent intends on entering into a VPA with Council to deliver the package of public benefits. The public benefit package is our understanding of the needs for the area however, the proponent is willing to refine these in good faith with Council to deliver an optimal outcome.

If the desired density cannot be achieved, then the development will be unable to deliver the quantum the public benefits as described below. In this case, the proponent will negotiate an agreed list of public works in VPA discussions.

### Proposal Summary

A summary of the master plan in its current form is provided in the table below:

Table 1. Development Summary	
Residential Summary	Quantity
Residential GFA	326,585m <sup>2</sup>
Residential units	3,200
Maximum FSR	1.8:1
Building heights (storeys)	2 – 16
Open Space	56,201m <sup>2</sup> (31%)
Master Plan Study Area	183,049m <sup>2</sup>
Public benefits	Quantity
Heritage building	650m <sup>2</sup>
Sports courts and fitness centre	2,710m <sup>2</sup>
Wildwoods	15,000m <sup>2</sup>

Table 1. Development Summary

Adventure playground	(part of wildwoods)
Child care and playground	1,950m <sup>2</sup>
West Plaza (The Terrace)	680m <sup>2</sup>
Central Village/East Plaza	3,930m <sup>2</sup>
Station link forecourt	(part of East Plaza)
Glenhope park	3,120m <sup>2</sup>
Heritage gardens	10,712m <sup>2</sup>
Commuter car parking (400 spaces)	7,900m <sup>2</sup>
Private courtyards (exc. Rooftops)	13,905m <sup>2</sup>

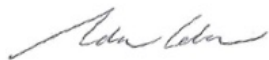
The revised Planning Proposal is supported by a series of updated technical studies, which should be read in conjunction with the revised Planning Proposal report including:

- Preliminary Biodiversity Assessment, prepared by EcoLogical Australia dated November 2018;
- Traffic Impact Assessment, prepared by Traffix dated November 2018;
- Community Facility and Open Space Needs Study, prepared by Cred Consulting dated December 2018; and
- Cherrybrook Central Master Plan prepared by Grimshaw dated November 2018.

We note revised LEP maps are being prepared to reflect the latest scheme and will be submitted shortly under separate cover.

We would welcome the opportunity to meet with Council to discuss the revised scheme in greater detail. Should you wish to discuss any aspect of this letter further, please contact me on (02) 8667 8668 or by email at [acoburn@mecone.com.au](mailto:acoburn@mecone.com.au)

Regards,



Adam Coburn  
Western Sydney Practice Director