



Dear Councillor

Subject: Item 7 on Agenda, Hornsby Council General Meeting 10th June 2020.

The Friends of Berowra Valley (FOBV) supports the proposal that Council write to the Minister for Planning and Public Spaces objecting to the inclusion of the Mirvac Planning Proposal at 55 Coonara Ave, West Pennant Hills for fast tracking its assessment and that any rezoning of the precinct be considered in the context of the wider vision for the Cherrybrook precinct.

This proposal is not within the Berowra Valley area yet features of the proposal, if implemented, will set worrying precedents for developments in and around the Berowra Valley Catchment. Consequently we wish to offer the following comments which might assist Council in its decision making regarding this Item.

The fast tracking assessment process being implemented is undemocratic in that the community is being sidelined and ignored. The Minister is the consent authority guided by the Department of Planning. The community, The Hills Council, Hornsby Council, the State Office of Environment and Heritage, The Department of Environment, Energy and Science have all opposed this proposal. Over 4000 objections from the community were received by The Hills Council and The Hills Council formally refused the proposal on 26 November 2019. That should have been the end of the proposal.

The proposal is developer driven by the Urban Taskforce which included the Mirvac site on their fast-track list to the NSW Treasurer.

The proposal, in our view, does not meet the Department of Planning's Priority Project Criteria for Fast Track assessments.

The purpose of the Fast-Tracking of projects is to stimulate the State economy and create jobs. This proposal will create 300 jobs during construction with no post construction jobs. It is ironic that should this proposal be approved it will destroy a 2000 job employment facility. The numbers do not stack up.

IF the aim of fast tracking is to stimulate the economy after the Covid-19 slump the State Government should direct its attention to improving infrastructure which is in need of upgrading. State schools near the Mirvac site are bursting at the seams. Cherrybrook Technology High School originally designed to accommodate 800 students is trying to accommodate an enrolment of 2000 students. The same overcrowding is occurring at Cherrybrook and West Pennant Hills Primary Schools and nothing is being

done to rectify the situation. There is also a need for road upgrades to address the daily traffic congestion on local arterial roads. Car Parking at Cherrybrook Metro Station is grossly inadequate

The whole site is a NSW Government Blue Gum High Forest (BGHF) Saving Our Species Priority Management Site which is supposed to provide protection of BGHF for the next 100 years. The proposal will clear swathes of the onsite forest to accommodate the building plan. This has far reaching implications for the BGHF that Hornsby enjoys.

The forest is continuous with the Cumberland State Forest which adjoins the site. If the proposal development design is approved it will be necessary to clear parts of the Cumberland State Forest as well as riparian zones near creeks for bushfire protection of the development.

Neither The Hills Council nor Hornsby Council need more units as both Councils have over-subscribed their housing targets as mandated by the NSW Government.

High Rise development in the Cherrybrook/ West Pennant Hills is inappropriate and out of character with these communities, and residents of these suburbs are opposed to this type of development in these precincts.

We were shocked to learn that the proposal includes individual dwellings built on lots as small as 86 square metres. This is completely out of character with the locality and norms adopted by both Hornsby and The Hills Councils.

There is no affordable or social housing included in its proposal. This is a need that rarely, if ever, gets addressed by development proposals.

Finally this fast-tracking of development proposal demonstrates the shambolic state of NSW Planning. We all participated in the Greater Sydney Commission's Planning for Greater Sydney. This is now being over-ridden. The proposal is inconsistent with the GSC regional and district plans.

We commend the Motion as presented to Council. Thank you for reading these comments and we hope you find them helpful in your decision making at Council on 19th June.

Yours faithfully

Chris Yates (Secretary)