

2 February 2023

Ms. Sue Higginson,
Chair-Portfolio Committee No.7
Parliament House
Macquarie St
Sydney
NSW 2000

By email : portfoliocommittee7@parliament.nsw.gov.au

Dear Ms. Higginson,

Your Reference: D23/05029

Thank you for the opportunity to respond to the allegations made in 2 submissions to your enquiry.

I would comment as follows:

Submission 9

When the Mirvac development proposal first came before Council I expressed reservations about the impact of increased traffic, particularly in the morning peak flow southward out of the valley. The significance of the Cherrybrook metro station and its likely impact on dwelling density of West Pennant Hills was emerging and I held concerns as to the ability of local infrastructure (Including schools) and roads to accommodate increased density. The Mirvac proposal was one of a number of major development proposals being canvassed before Council. At the local government elections in September 2017 I still held the same concerns.

Subsequently however, after:

- reviewing the traffic report
- considering alternate potential uses of the site
- making enquiries of the Principal of West Pennant Hills Public School
- reviewing the potential benefits to the local trading economy
- thinking about the inevitable implications of transport oriented development (TOD) around the metro station and
- considering the proponent's offer to gift a portion of the site as an enlargement of the State Forest,

I changed my view to one of support for the development.

Submission 11

(These comments apply also to items in submission 9)

Absent my membership of Council from December 2021, and as a nearby resident, in 2022 I made a successful application to join Mirvac's Community Reference Group, a position I still hold. The group provides a forum for a range of views from the community.

I have no interest in Mirvac Group and I remain vigilantly satisfied that Council's and the Dept of Planning's controls and oversight will ensure a satisfactory outcome. As an "empty nester" in a large home, some of the smaller residential options provided in the plan may, in common with other similar options, offer me possibilities for downsizing but at this time is no more than conjecture.

I trust this is of assistance.

Sincerely

Alan N. Haselden