The background features a large orange circle on the left and a smaller yellow circle with a dot pattern on the right. A teal arc curves across the middle. The title text is white and positioned on the orange circle.

# Cherrybrook Station Government Land State Significant Precinct Social Infrastructure Needs Assessment

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May, 2022



There is no power  
for change greater  
than a community  
discovering what it  
cares about.

- Margaret J Wheatley

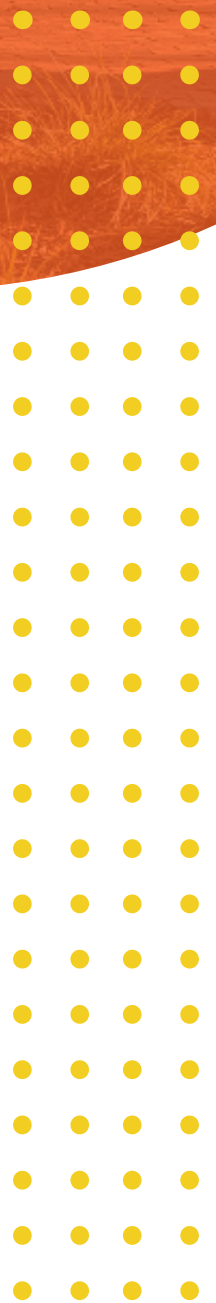


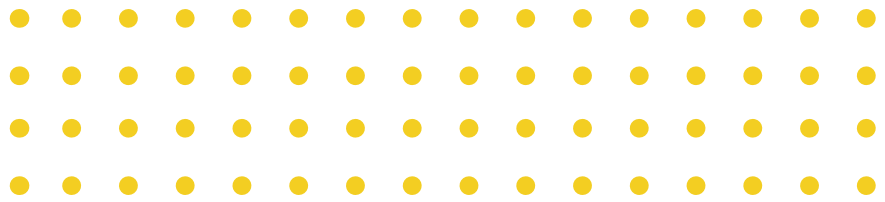
**Report title:** Cherrybrook Station Government  
Land State Significant Precinct Social  
Infrastructure Needs Assessment

**Version:** Final

**Date:** May 2022

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# Executive summary

This Social Infrastructure Needs Assessment (the Assessment) relates to a proposal to develop land called the 'Cherrybrook Station Government Land State Significant Precinct' (State Significant Precinct) by Landcom on behalf of the landowner, Sydney Metro. It provides a detailed assessment of the social infrastructure needs generated as a result of the State Significant Precinct located within the Cherrybrook Precinct (see Figure 3) as well as broader needs that could be met within the State Significant Precinct site.

## About the State Significant Precinct

The State Significant Precinct is centred around Cherrybrook Station on the Sydney Metro North West Line. The Sydney Metro North West Line provides a direct connection with the strategic centres of Castle Hill, Norwest, Macquarie Park and Chatswood.

The State Significant Precinct covers 7.7 hectares of government-owned land that comprises the Cherrybrook Metro Station, commuter carpark and station access road (Bradfield Parade) and vacant land to the east of the station referred to as the Developable Government Land (DGL) which is around 24,790m<sup>2</sup>. It is bound by Castle Hill Road (south), Franklin Road (south east) and Robert Road (north west).

The State Significant Precinct has the capacity to accommodate approximately 390 dwellings. Given that it is the location of future Cherrybrook town centre and a metro station, it is ideally located to deliver social infrastructure that not only services the resident and worker population of the State Significant Precinct site itself, but also the broader Cherrybrook Precinct. Around 3,200 dwellings are proposed for the Cherrybrook Precinct, inclusive of the 390 dwellings capable of being accommodated in the State Significant Precinct.

## Population change & characteristics

In 2016, the total population of the Cherrybrook Precinct was 3,846 Usual Resident Population (URP). Overall, based on the 2016 Census, the area is a family area, with very high median incomes, and a high proportion of young people (12 to 24 years) and working aged pre-retirees (50 to 59 years). The area is highly culturally diverse with an increasing population of residents speaking Chinese languages at home.

When complete, the State Significant Precinct is anticipated to have approximately 390 dwellings. Based on an estimated household size of 2.3 persons per household (aligning with similar density areas in the Hornsby LGA), this will result in an additional 897 people. The wider Cherrybrook Precinct growth (which includes the State Significant Precinct population) is anticipated at 3,200 dwellings by 2036. Based on a household size of 2.3 persons per household for the Precinct, this would result in 7,360 residents living in the future Cherrybrook Precinct.

While historically, Cherrybrook Precinct has been an aging population, given the likely changing in housing type, and trends in the local area, the forecast population of State Significant

Precinct is likely to have a younger median age, be a lower household size, more culturally diverse, and have an increased proportion of working aged residents. The trend toward more residents from China and Hong Kong is already occurring in the Cherrybrook Precinct and in neighbouring West Pennant Hills suburb.

## Strategic context

The State Significant Precinct should respond to a range of State, Regional and local strategies including North District Plan, GANSW Better Placed and Draft Greener Places Design Guide, Hornsby LSPS, Hornsby Community and Cultural Facilities Strategy and Active Living Hornsby. Priority directions from these strategies and plans include:

- Putting people at the heart of planning through increased access to open space, and improving walkability to local centres.
- Providing services and social infrastructure to meet changing needs and to foster healthy, creative, culturally rich and socially connected communities including creating functional social spaces that people want to visit, feel comfortable within and provide opportunities to build social capital within the new community.
- Delivering new open space within easy walking distance to dwellings to meet the Premier's Priority of increasing the proportion of homes in urban areas with 10 minutes' walk of quality green, open and public spaces by 10 per cent by 2023. Open space should be diverse, high quality, flexible and usable for recreation and links to the existing green infrastructure network should be improved.
- Delivering quality passive open space for informal recreation that is at least 0.3ha in size.
- Delivering social infrastructure in the form of quality community hubs in its centres that will support both social and economic benefits.

## Community and stakeholder engagement

The NSW Department of Planning and Environment engaged Place Score to engage with the local community regarding the future Cherrybrook Precinct. The local community has prioritised quality walking paths, community open green space & integrated facilities that cater to young, old and cultural diversity for their future place. Additional consultation completed by Landcom



relating to the Cherrybrook Precinct (October, 2020) had a number of common themes relating to social infrastructure outcomes including:

- Schools - community members largely spoke positively of schools around Cherrybrook. A common concern was that schools were already over-crowded and any increase in population would exacerbate this problem.
- Retail and commercial - most community members suggested that an improved retail and commercial offer would be beneficial, but differed on the nature of the retail and commercial offer and specific options.
- Environment - protection of the native Blue Gum High Forest was a key consideration for community, as was preservation of the leafy, green look and feel of the suburb.
- Open space and community space - community members were supportive of additional open and community space in Cherrybrook.

In addition, NSW Health and Schools Infrastructure NSW (SINSW) have been consulted by DPE to understand the future social infrastructure needs and therefore inform subsequent infrastructure planning.

## Community facilities

### Multipurpose community centres and hubs

There are currently no multipurpose community centres within walking distance of the State Significant Precinct. The nearest council owned centres are between 1 and 3km away at the West Pennant Hills Valley Community Centre, Gumnut Community Centre and Cherrybrook Community and Cultural Centre. Given that the Cherrybrook Metro Station is located within the State Significant Precinct site it is an ideal location for district level multipurpose community facilities servicing multiple suburbs. Benchmarking indicates a requirement to deliver 76m<sup>2</sup> of community floor space for the State Significant Precinct population, and 590m<sup>2</sup> for the broader Cherrybrook Precinct population.

### Libraries and cultural facilities

Castle Hill Library is the nearest library servicing the State Significant Precinct, around 2.9km away. It is owned by Hills Shire Council, and services a large catchment including the growing Castle Hill area. The nearest Hornsby Council library is Pennant Hills Library, around 4.6km walk or drive from the State Significant Precinct. It is a local level library with the capacity for a small local catchment. Benchmarking indicates delivery of 190m<sup>2</sup> of library floor space for the site, and 508m<sup>2</sup> for the Cherrybrook Precinct. While no new cultural facilities are required based on benchmarking, given the location of the site, cultural uses within any future multipurpose hub could consider cultural participation or exhibition opportunities. Hornsby Shire Council's Draft Community and Cultural Facilities Strategic Plan sets a target of 1,000sqm for a library and 300sqm for a community centre as part of a future Cherrybrook district hub.

### Early education and care

The area is well serviced for long day care with 10 long centres within 2km, providing a total of 405 places. There are 2 outside of school hours (OSHC) and vacation care centres within 2km, with a total of 214 places.

## Schools

The Cherrybrook station precinct is located within range of several government schools, including Cherrybrook Public School, Oakhill Drive Public School, West Pennant Hills Public School, Cherrybrook Technology High School, and Pennant Hills High School.

SINSW advises that the proposed growth of 3,200 additional dwellings over 20 years, together with current projections, indicates that there will be a requirement for at least one additional primary and one additional secondary school and support services infrastructure. The possible need for new school sites will be subject to future population and housing forecasts issued by DPE within the NSW Common Planning Assumptions. SINSW requests ongoing liaison in order to monitor the situation as detailed planning progresses.

## Hospitals

The future population of the State Significant Precinct would require around 3 additional hospital beds. It should be noted that hospital servicing consists of a variety of both public (eg. Hornsby & Westmead) and private hospitals (eg. Norwest Private Hospital & Sydney Adventist Hospital) and future planned hospitals (eg Rouse Hill), and would not rely solely on Hornsby Ku-ring-gai Hospital.

## Open space and recreation needs

In total there are 27 open space areas and recreational facilities within 2km of the site, many of which are located within the northern boundaries of the Hornsby Shire LGA. Many of the district parks service sporting and recreational needs, with features including outdoor tennis and netball courts, soccer and rugby fields, and cricket pitches.

However, there are no existing public open space or recreational facilities within the State Significant Precinct and there is no part of the State Significant Precinct that can currently access a public open space within either 200m or 400m walkable catchment. While Robert Road Playground is within 400m radius of the site, walkable catchment mapping shows that due to the road network, metro line and topography, residents cannot easily access this small park.

The nearest sports spaces are more than 1km from the State Significant Precinct including: Castlewood Community Reserve and George Thornton Reserve adjoins the West Pennant Hills Valley Community Hall. The State Significant Precinct does not trigger the requirement to deliver sportsfields, however up to two playing fields would be needed to support the future population of the Cherrybrook Precinct. There is one dog off leash area, Greenway Dog Park, almost 2km from the State Significant Precinct.

There are three playgrounds for younger children within 2km, however, there is no play or facilities targeting young people aged 12 to 24 within 2km of the State Significant Precinct, although there is a high proportion of young people living in the area, and likely to live here in the future.

Cherrybrook Aquatic Centre is located approximately 2km away and Castle Hill Indoor Sports Centre around 4.5km, within the 5km catchment for regional facilities.

## Social infrastructure recommendations

The State Significant Precinct will result in an additional 897 residents living in the Hornsby LGA from diverse age groups and cultures. Given its location centered around the Cherrybrook Metro Station, the State Significant Precinct provides the opportunity to not only deliver social infrastructure outcomes for the residents of the State Significant Precinct, but also for the broader future Cherrybrook Precinct of approximately 7,360 residents (this includes the State Significant Precinct population). What can be delivered within the State Significant Precinct site however is limited by the size of the site and its proposed medium density scale.

The following local and district social infrastructure is recommended to be delivered within the State Significant Precinct.

| State Significant Precinct social infrastructure requirements   | Benchmark demand resulting from State Significant Precinct (390 dwellings = 897 people)  | Benchmark demand resulting from Cherrybrook Precinct (3200 dwellings = 7,360 people)*   |
|---|--|---|
| <p><b>1 x multi-purpose community hub (community centre &amp; library) that would service the State Significant Precinct (dependent on deliverability):</b></p> <p>As per Council's Draft Community and Cultural Facilities Strategic Plan 2020, deliver 1,300m<sup>2</sup> floor space with ground floor access :</p> <ul style="list-style-type: none"> <li>- Library with quality study space/lounge area</li> <li>- Multipurpose venue for hire/hall</li> <li>- Storage</li> <li>- Meeting rooms/program space</li> <li>- Co-working/ study spaces, and</li> <li>- Connected to outdoor space.</li> </ul> | <p>262m<sup>2</sup></p> <ul style="list-style-type: none"> <li>• 72m<sup>2</sup> community centre</li> <li>• 190m<sup>2</sup> library</li> </ul> | <p>1,098m<sup>2</sup></p> <ul style="list-style-type: none"> <li>• 590m<sup>2</sup> community centre</li> <li>• 508m<sup>2</sup> library</li> </ul> |
| <p><b>Dedicate a minimum of 15% of the net developable land within State Significant Precinct as freely accessible public open space. Deliver 1 x local multipurpose park of minimum 0.3 to 0.5 ha.</b></p> <p>Should include:</p> <ul style="list-style-type: none"> <li>- Multi-use half court/hard surface area for tai chi</li> <li>- Ping pong tables</li> <li>- Seating, and</li> <li>- Designed for a mix of children, young people, and dog walkers</li> </ul>  | <p>1 park of minimum 0.3ha to 0.5 ha based on local and state policies' benchmarks.</p>  | <p>N/A</p>  |
| <p><b>Playable elements</b> - While there is no need triggered for younger or older playgrounds for the precinct population, there is an opportunity to provide playable elements within the multipurpose local park</p>  | <p>None for younger playground</p> <p>0.15 older playground</p>  | <p>0.7 younger playground</p> <p>1.3 older playground</p>   |
| <p><b>Fitness equipment</b> - While there is no need triggered for fitness equipment for the precinct population, there is an opportunity to provide an outdoor fitness station within the multipurpose local park. Hills Recreation Strategy recommends fitness equipment as part of future station precincts.</p>   | <p>None</p>  | <p>0.7 outdoor fitness station</p>  |
| <p><b>Communal open space</b> within residential development including community gardens, green roofs, social space.</p>  | <p>Within residential development</p>  | <p>N/A</p>  |

\* Includes State Significant Precinct population

In addition to the above requirements, the future population of the State Significant Precinct will impact on demand for:

- School Infrastructure NSW advises that the proposed growth of 3,200 additional dwellings over 20 years, together with current projections, indicates that there will be a requirement for at least one additional primary and one additional secondary school and support services infrastructure. The possible need for new school sites will be subject to future population and housing forecasts issued by DPE within the NSW Common Planning Assumptions. SINSW requests ongoing liaison in order to monitor the situation as detailed planning progresses.
- 0.3 of a sportsfield. However the State Significant Precinct site cannot accommodate playing fields due to size and topography.
- Three additional hospital beds noting that hospital servicing consists of a variety of both public (eg. Hornsby & Westmead) and private hospitals (eg. Norwest Private Hospital & Sydney Adventist Hospital) and future planned hospitals (eg Rouse Hill), and would not rely solely on Hornsby Ku-ring-gai Hospital.



Cumberland State Forest  
(Source: Hills District Mums)



# 1. Introduction

Cred Consulting was engaged by Landcom to prepare a Social Infrastructure Needs Assessment that will identify the social infrastructure needs in detail to inform a Local, State and Regional Infrastructure Contributions Strategy for the Cherrybrook Station Government Land State Significant Precinct located within the Cherrybrook Precinct.

## 1.1. Purpose

This Social Infrastructure Needs Assessment (the Assessment) relates to a proposal to develop land called the 'Cherrybrook Station Government Land State Significant Precinct' (State Significant Precinct) by Landcom on behalf of the landowner, Sydney Metro.

It provides a detailed assessment of the social infrastructure needs generated as a result of the State Significant Precinct located within the Cherrybrook Precinct (see Figure 3) as well as broader needs that can be met within the State Significant Precinct site.

The purpose of this Assessment is to address the relevant study requirements for the State Significant Precinct, as issued by the Department of Planning and Environment (the department). It is part of a larger, overall State Significant Precinct Study that undertakes planning investigations in order to achieve a number of objectives that are summarised as follows (refer to the State Significant Precinct Study Planning Report for a full list of the requirements):

- Facilitate a mixed-use local centre at Cherrybrook Station that supports the function of the station and the needs of the local community
- Deliver public benefit through a mixed use local centre
- Deliver transport and movement initiatives and benefits
- Demonstrate the suitability of the site for the proposed land uses, and
- Prepare a new planning framework.

The proposed new planning controls for the State Significant Precinct are based on the investigations undertaken as part of the State Significant Precinct Study process. A Reference Scheme has been prepared to illustrate how the State Significant Precinct may be developed in the future under the proposed new planning controls.



Figure 1 - West Pennant Hills Valley Community Centre (1.5km), is the only community centre within 2km of walking/driving distance to the State Significant Precinct



Figure 2 - There are no existing public open space or recreational facilities within the State Significant Precinct, however Robert Road Playground is the nearest open space.



## 1.2. About the proposal

### Overview

This study relates to a proposal to develop land called the 'Cherrybrook Station Government Land State Significant Precinct' (the State Significant Precinct) by Landcom on behalf of the landowner, Sydney Metro. The State Significant Precinct is centred around Cherrybrook Station on the Metro North West Line. The Metro North West Line delivers a direct connection with the strategic centres of Castle Hill, Norwest, Macquarie Park and Chatswood. It covers 7.7 hectares of government-owned land that comprises the Cherrybrook Station, commuter carpark and station access road (Bradfield Parade) and vacant land to the east of the station (referred to as the Developable Government Land) (DGL). It is bound by Castle Hill Road (south), Franklin Road (south east) and Robert Road (north west).

As a State Significant Precinct, the Minister for Planning and Public Spaces (the Minister) has determined that it is of State planning significance and should be investigated for rezoning.

This investigation will be carried out in accordance with study requirements issued by the NSW Department of Planning, Industry and Environment (now Department of Planning and Environment (DPE)) in May 2020. These study requirements were prepared in collaboration with Hornsby Shire Council and The Hills Shire Council.

The outcome of the State Significant Precinct process will be new planning controls. This will enable the making of development applications to create a new mixed-use local centre to support Cherrybrook Station and the needs of the local community.

At the same time, DPE is also working with Hornsby Shire and The Hills Shire Councils, as well as other agencies such as Transport for NSW, to undertake a separate planning process for a broader area called the Cherrybrook Precinct. Unlike the State Significant Precinct, the outcome of this process will not be a rezoning. Instead, it will create a Place Strategy that will help set the longer term future for this broader area. Landcom will be consulted as part of this process.

Figure 3 illustrates the site boundaries of the State Significant Precinct and the Cherrybrook Precinct.

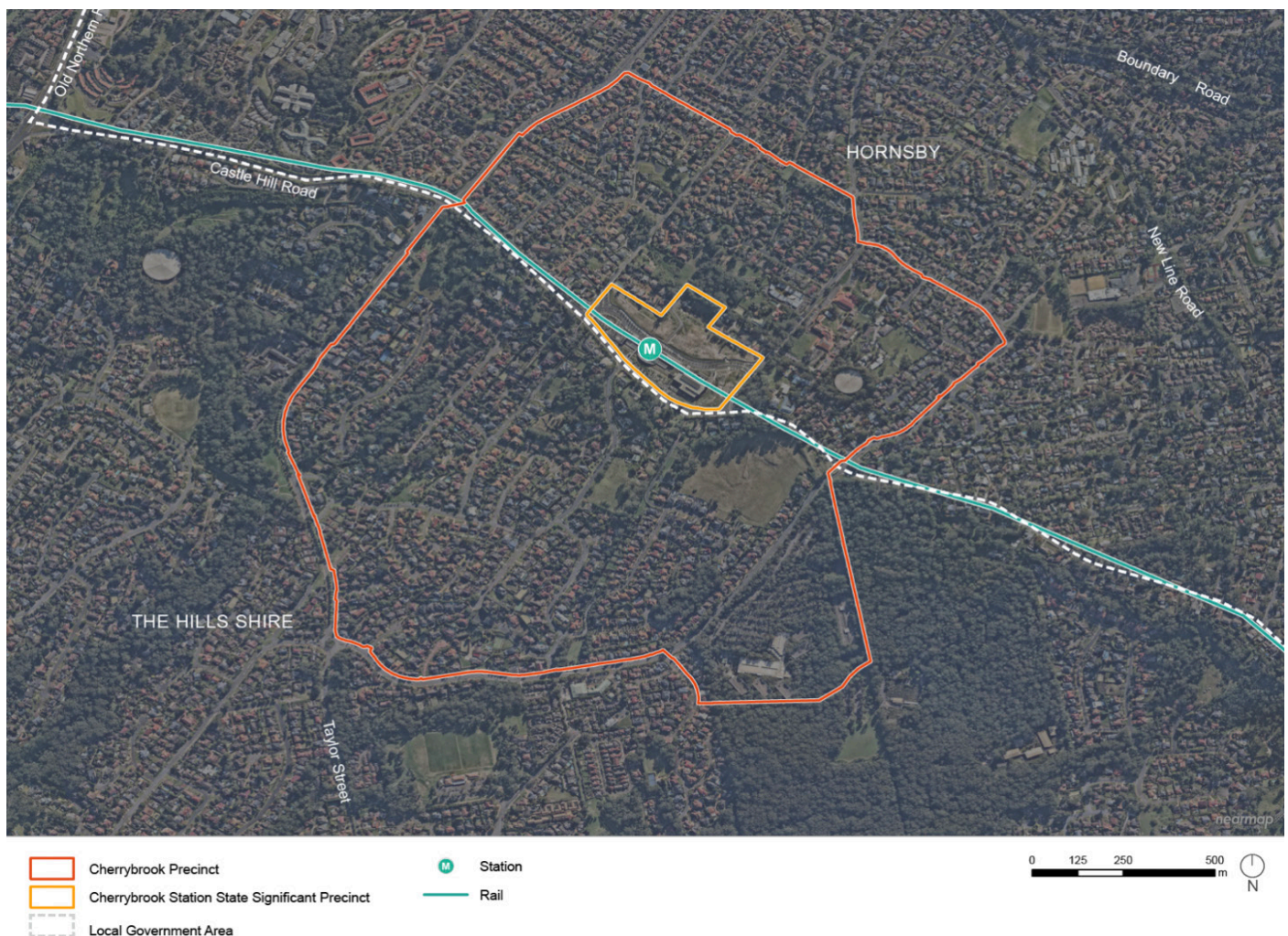


Figure 3 - Cherrybrook Precinct and Cherrybrook Station State Significant Precinct (subject of this proposal)  
Source: NSW Department of Planning & Environment



## Purpose

The purpose of this study is to address the relevant study requirements for the State Significant Precinct, as issued by DPE. It is part of a larger, overall State Significant Precinct Study. This State Significant Precinct Study undertakes planning investigations for the precinct in order to achieve a number of objectives that are summarised as follows (refer to the State Significant Precinct Study Planning Report for a full list of the study requirements):

- facilitate a mixed-use local centre at Cherrybrook Station that supports the function of the station and the needs of the local community
- deliver public benefit through a mixed use local centre
- deliver transport and movement initiatives and benefits
- demonstrate the suitability of the site for the proposed land uses, and
- prepare a new planning framework for the site to achieve the above objectives.

## Proposal

The proposed new planning controls for the State Significant Precinct are based on the investigations undertaken as part of the State Significant Precinct Study process. A Reference Scheme has also been prepared to illustrate one way in which the State Significant Precinct may be developed in the future under the proposed new planning controls.

The proposed planning controls comprise amendments to the Hornsby LEP 2013 to accommodate:

- Rezoning of the site for a combination of R4 High Density Residential, B4 Mixed Use and RE1 Public Recreation zoned land;

- Heights of between 18.5m – 22m;
- FSR controls of 1:1 – 1.25:1;
- Inclusion of residential flat buildings as an additional permitted use on the site in the B4 Mixed Use zone;
- Site specific LEP provisions requiring the delivery of a minimum quantity of public open space and a maximum amount of commercial floor space; and
- New site-specific Design Guide addressing matters such as open space, landscaping, land use, built form, sustainability and heritage.

The Reference Scheme (refer to Figure 4) seeks to create a vibrant, transit-oriented local centre, which will improve housing choice and affordability and seeks to integrate with Hornsby's bushland character. The Reference Scheme includes the following key components:

Approximately 33,350m<sup>2</sup> of residential GFA, with a yield of approximately 390 dwellings across 12 buildings ranging in height from 2 to 5 storeys (when viewed from Bradfield Parade).

- A multi-purpose community hub with a GFA of approximately 1,300m<sup>2</sup>
- Approximately 3,200m<sup>2</sup> of retail GFA
- Over 1 hectare of public open space, comprising:
  - A village square with an area of approximately 1,250m<sup>2</sup>, flanked by active retail and community uses.
  - A community gathering space with an area of approximately 3,250m<sup>2</sup>.
  - An environmental space around the pond and Blue Gum High Forest with an area of approximately 8,450m<sup>2</sup>.
  - Green corridors and pedestrian through site links, providing opportunities for potential future precinct-wide integration and linkages to the north.



Figure 4 - Reference Scheme - Source: SJB Architects



### 1.3. Methodology

This Social Infrastructure Needs Assessment is informed by recognised approaches to determining social infrastructure needs using the following methodology:

- Strategic context review of existing Local, Regional and State strategic plans and policies and implications for social infrastructure outcomes.
- Population context and analysis including:
  - Community profile (2016) of the Cherrybrook Precinct
  - Population forecasts resulting from the State Significant Precinct and the Cherrybrook Precinct including forecast population and forecast population characteristics including population, age profile, cultural diversity, and
  - Implications for social infrastructure resulting from population growth and change.
- Place context and analysis including the local environment and neighbourhood character.
- Auditing and benchmarking including:
  - Audit and mapping of existing community facilities within 2km of the State Significant Precinct (both located in Hornsby LGA and The Hills LGA)
  - Audit and mapping of existing open space and recreation facilities within 2km of the State Significant Precinct including 200m and 400m walkable catchment proximity mapping, and
  - Population and proximity benchmarking resulting from the proposed development, and broader local social infrastructure and open space needs that could be delivered through the site.
- Community engagement delivered by Landcom for the Cherrybrook Precinct.
- Best practice principles and case studies.
- Identification of social infrastructure needs and opportunities.

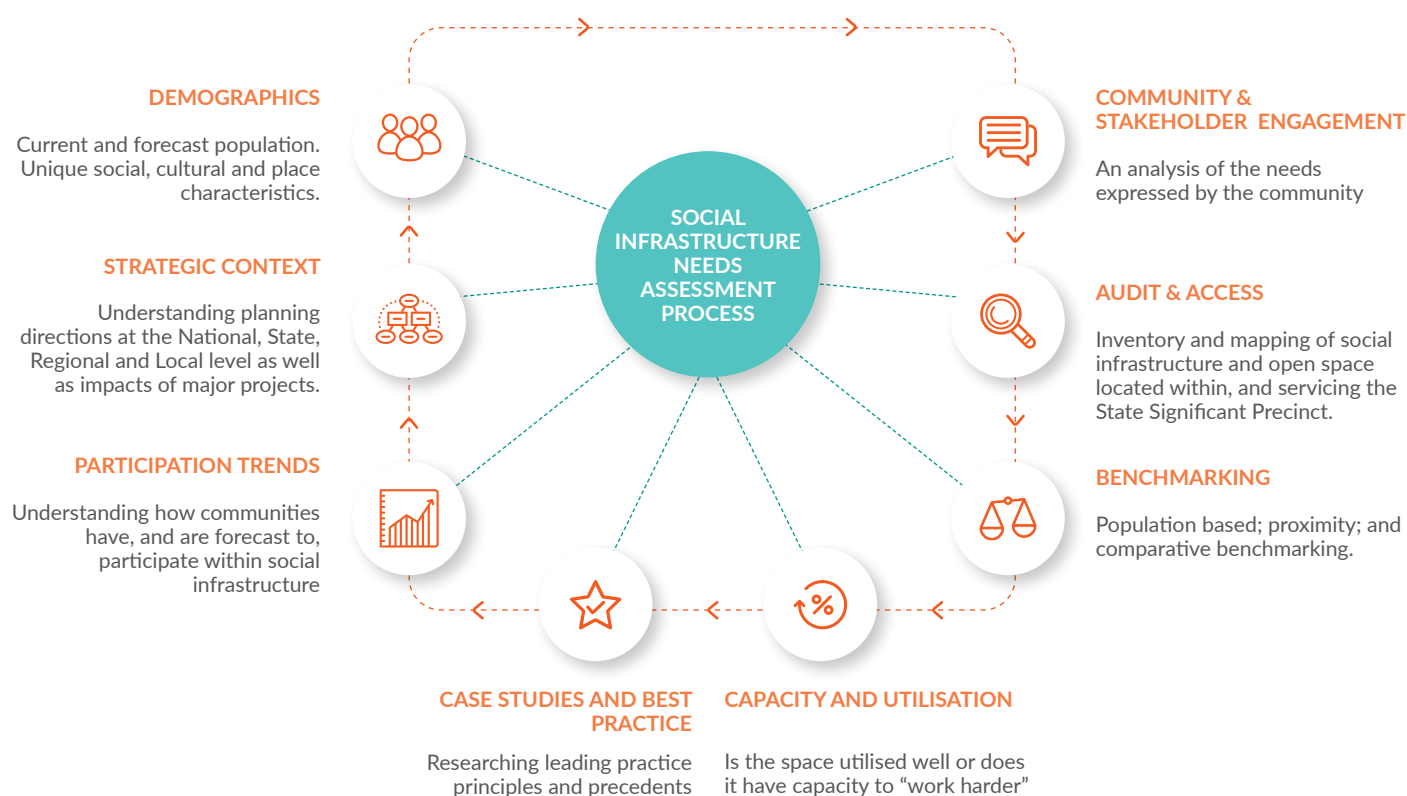
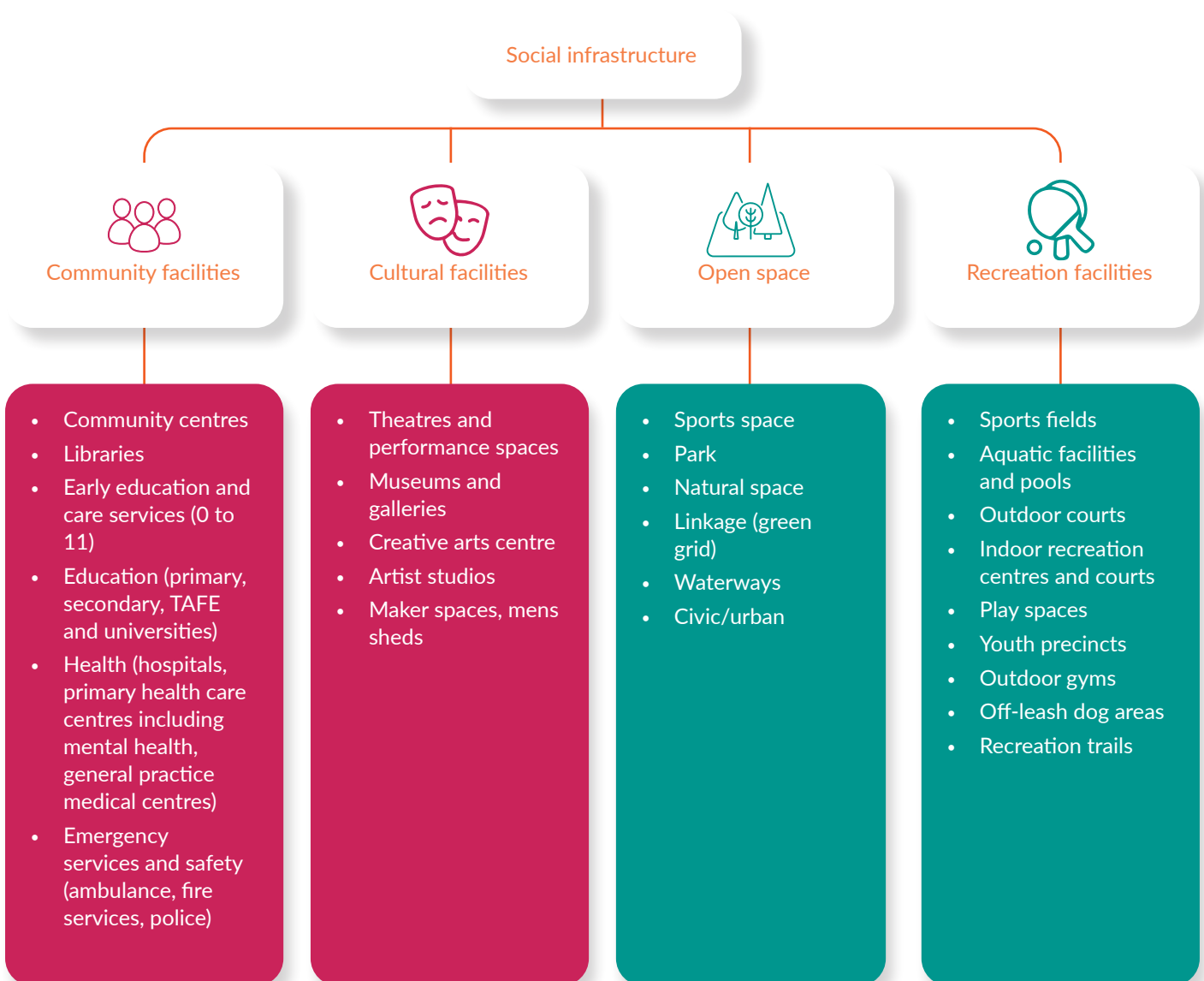


Figure 5 - Indicators of social infrastructure needs (source: Cred Consulting)

## 1.4. Defining social infrastructure

This report defines social infrastructure as the assets or physical spaces where we can participate in social, recreational and cultural life. Definitions of social infrastructure often refer to its role in contributing to people's quality of life and providing the 'glue that binds communities together'.

Social infrastructure is an umbrella term that captures community facilities, cultural facilities, open space and recreation facilities. An outline of what is considered to be 'social infrastructure' in this report is detailed below.



## 1.5. Why is social infrastructure important?



### Social benefits

Community facilities such as libraries, community centres, arts and cultural centres and other community facilities deliver significant social outcomes to individuals and groups and are the places where people can meet (formally and informally), participate in community programs, learn, attend community events, and create social capital. The availability of social infrastructure, both public and privately owned, enables the presence of social supports and essential community and cultural services that are necessary to help people thrive.

Open space and recreation facilities support our participation in sport and recreation which also reduces the risk of health conditions and improves social and emotional health and wellbeing. While living in a dense urban area can increase people's risk of mental illness, living close to green space is shown to have positive impacts on mental health. Access to green space is linked to increased physical activity, relaxation, social interaction, stress reduction and mental health benefits across all ages, socio-economic groups and genders. However, it is the quality and variety of green space that is important, rather than the number of spaces.



### Sustainability and resilience benefits

Social infrastructure builds socially sustainable and resilient communities. It encourages the community to come together, share resources, access services, and meet each-other and learn about the different cultures living in the area, building community cohesion and capacity - the foundations of resilience. Access to social infrastructure helps to build healthy, strong and empowered communities that have more resources and support to draw on when dealing with chronic stresses. Community and cultural programs deliver multiple benefits, which can be understood in terms of social (and cultural) and economic terms. Social benefits include improved community cohesion, capacity building, and wellbeing (physical and mental). They establish networks, safety and trust which are the fundamentals of social capital. Feelings of trust in a community are an established measure of social capital, a key social indicator used internationally.



### Liveability and place benefits

Liveable places are those that have great access to social infrastructure that enables life-long learning and creative expression; creates healthier communities; and bridges social and cultural networks and supports. Liveable places deliver higher rates of wellbeing and respond to improving quality of life for residents. Social infrastructure also enables 'place making,' creating spaces for people to meet, connect and participate in meaningful activities. Social infrastructure strengthens local and place identity and character and contribute to the vitality of urban centres and local identity. It is ideally situated on landmark sites with distinctive architecture and quality design. Local stories and culture can be ingrained in the building fabric to assist in fostering community identity and ownership.

The co-location of varied community facilities and open and civic spaces in one place can support social cohesion and appreciation of diversity through active mixing of social groups, across the generational, cultural, income and education spectrum. In high density communities they have a key role as 'community living rooms', 'community backyards' and 'break-out spaces'.



### Productivity and economy benefits

Investment in social infrastructure also has economic benefits with libraries, work hubs, subsidised office spaces, early education and care (childcare) and artists studios providing spaces to learn, engage in or access the workforce, and activating town centres and local economies.

Parents can more easily return to work when childcare is high quality, accessible and affordable. Individuals and families, especially new migrants and refugees, can access employment when they have the training and support that they need to access and thrive in new jobs.

Social infrastructure can also strengthen place distinctiveness and creativity in the public domain and support sector sustainability to increase access and create markets.

## 1.6. Community priorities

The NSW Department of Planning and Environment engaged Place Score to engage with the local community regarding the future Cherrybrook Precinct. The local community has prioritised quality walking paths, community open green space & integrated facilities that cater to young, old and cultural diversity for their future place.

### Place Score for Cherrybrook Precinct

Between 16th June - 13th August 2017 PLACESCORE, on behalf of the NSW Department of Planning and Environment, collected community place experience assessments for the Cherrybrook Precinct. The survey found:

The top three neighbourhood place value attributes are:

- Elements of natural environment (natural features, views, vegetation, topography, water, wildlife etc.)
- General condition of public open space (street trees, footpaths, parks etc.), and
- Sense of neighbourhood safety (from crime, traffic, pollution etc.)

Participants were asked to share their biggest opportunity for the future of the neighbourhood. Dominant themes for Cherrybrook Precinct were:

- Improve public transport
- Improve access to jobs and other destinations
- Increase housing choice, and
- Provide community facilities.

Short term recommendations included:

- Small scale community events to connect people, after hours
- Pocket/pop up public space suitable for different users, and
- Main street tree planting.

Long term recommendations included:

- Quality walking and bike paths connecting housing to services, transport and open space
- Community open green space, and
- Integrated community facilities for a range of people: young to old; culturally diverse etc.

Additional consultation completed by Landcom relating to the Cherrybrook Precinct (October, 2020) had a number of common themes relating to social infrastructure outcomes including:

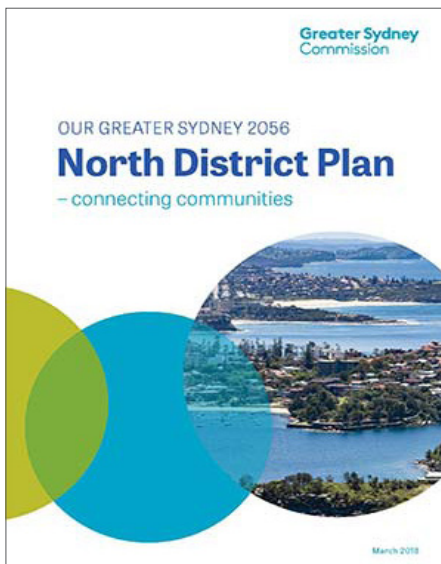
- Schools - community members largely spoke positively of schools around Cherrybrook. A common concern was that schools were already over-crowded and any increase in population would exacerbate this problem.
- Retail and commercial - most community members suggested that an improved retail and commercial offer would be beneficial, but differed on the nature of the retail and commercial offer and specific options.
- Environment - protection of the native Blue Gum High Forest was a key consideration for community, as was preservation of the leafy, green look and feel of the suburb.
- Open space and community space - community members were supportive of additional open and community space in Cherrybrook.

## 2. Strategic context

This section provides a summary of the strategic plans and policies that relate to supply and demand of social infrastructure, open space other community benefits that could be delivered as part of the proposal.

### 2.1. State & regional

#### Greater Sydney Commission District Plan - North District Plan



The vision for Greater Sydney as a metropolis of three cities the Western Parkland City, the Central River City and the Eastern Harbour City and a 30 minute city – means residents in the North District will have quicker and easier access to a wider range of jobs, housing types and activities. The vision will improve the North District's lifestyle and environmental assets. Relevant directions include:

- Infrastructure supporting new developments (increased 30 minute access to a metropolitan cluster)
- Celebrating diversity and putting people at the heart of planning (increased walkability and access to local centres)
- Designing places for people (increasing access to open space).

Directions for liveability include:

- Providing services and social infrastructure to meet people's changing needs, and
- Fostering healthy, creative, culturally rich and socially connected communities.

#### Better Placed



'Better Placed' is a design led NSW Government policy intent upon guiding the delivery of world-class planning and design outcomes. The policy establishes seven principles for the built environment,

1. Contextual, local and of its place.
2. Sustainable, efficient and durable.
3. Equitable, inclusive and diverse.
4. Enjoyable, safe and comfortable.
5. Functional, responsive and fit for purpose.
6. Value-creating and cost effective.
7. Distinctive, visually interesting and appealing.

As a new place, the State Significant Precinct has the opportunity to apply the principles of Better Placed to achieve a healthy, integrated and resilient community. The principles above should also be applied to social infrastructure and open space provision, creating functional social spaces that people want to visit, feel comfortable within and provide opportunities to build social capital within the new community.

## Greener places



'Greener Places' is a NSW Government policy that acknowledges the fundamental role that green infrastructure will play in ensuring community sustainability moving into the future. Adopting a strategic approach to greening, the policy outlines four guiding principles,

1. Integration: green infrastructure, urban development and Grey infrastructure.
2. Connectivity: creating a network of open spaces.
3. Multi-functionality: establishing multiple ecosystems.
4. Participation: involve stakeholders.

## Draft Greener Places Design Guide



The Draft Greener Places Design Guide provides information on how to design, plan, and implement green infrastructure in urban areas throughout NSW. The draft guide provides a consistent methodology to help State and local government, and industry create a network of green infrastructure. The Guide responds to the Premier's Priorities: Greening our City, seeking to increase the tree canopy and green cover across Greater Sydney by one million trees by 2022, and Greener Public Spaces aiming to increase the proportion of homes in urban areas with 10 minutes' walk of quality green, open and public spaces by 10 per cent by 2023.

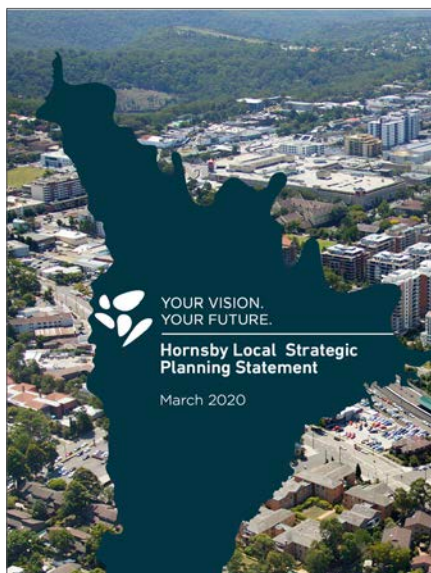
Strategies recommended for providing open space and recreation include:

1. Improve the provision and diversity of open space for recreation
2. Understand the demands on existing open space, and plan for open space in new and growing communities
3. Improve the quality of open space for better parks and facilities
4. Use open space to connect people to nature
5. Link to the network of green infrastructure
6. Encourage physical activity by providing better parks and better amenity
7. Provide open space that is multifunctional and fit for purpose
8. Design versatile, flexible spaces
9. Consider lifecycle costs, management and maintenance.



## 2.2. Hornsby Shire Council

### Hornsby Local Strategic Planning Statement



The Hornsby Local Strategic Planning Statement (LSPS) sets out a 20-year vision for land use; the special character and values that are to be preserved; shared community values; and how Hornsby Shire Council will manage growth and change.

Key priorities and actions relevant actions include:

- Priority 8: Supporting sustainable economic growth based on the Shire's built and natural assets, infrastructure and locational advantages
- Priority 10: Promoting the '30-minute City' by improving the walkability, connectivity and accessibility of our centres and neighbourhoods.

The LSPS indicates that current planning for the State Significant Precinct will impact on localised demand for certain community and cultural facilities in the medium and longer term, due to population growth.

A key community outcome consideration of the LSPS is also to promote access to healthy fresh food and supporting local fresh food production. Encouraging fresh food production in urban areas, such as community gardens, private gardens, rooftop gardens and verge gardens will increase access to local produce and provide opportunities for building connection and community in local neighbourhoods.

Priority infrastructure identified in the LSPS include an extension to Hornsby Library and a new centralised Hornsby community facility.

### Draft Community and Cultural Facilities Strategic Plan(2021)



Hornsby Shire has access to a wide range of local services and social infrastructure that are operated both publicly and privately. Council's draft Strategic Plan provides direction for the future planning, provision and management of Council's community and cultural facilities over the next 10 years. It is a revision of Council's previous Community and Cultural Facilities Strategic Plan 2015. The draft Strategic Plan identifies the following principles for its community and cultural facilities:

- A coordinated network
- Centrally located within districts and regions
- Serving identified social and cultural needs
- Making best use of existing facilities
- Financially sustainable
- Multipurpose and flexible
- Friendly and welcoming
- Accessible, and
- Near public space.

High-level and long term directions for community and cultural facilities in Hornsby Shire include a focus on developing multipurpose district hubs at Pennant Hills, Cherrybrook, Berowra and Galston. It emphasises on the need to explore opportunities and feasibility for co-working spaces in Council facilities within and surrounding district hubs. These spaces should be designed with a degree of flexibility, with the potential for re-adaption if not highly utilised by the community.

The draft Strategic Plan identifies the need to provide a new district hub in the Cherrybrook Precinct which includes a new library (upto 1,000 m2) co-located with a community space (upto 300 m2).

## 2.3. Other studies

### Active Living Hornsby Strategy (2016)

The Active Living Hornsby Strategy (2016) has identified key actions to address the recreation and open space needs of the Hornsby community and provides a strategic framework to guide and manage future open space and recreation planning for Hornsby Shire. The Strategy found that while the area is overall well served with open space, playing fields in Cherrybrook and West Pennant Hills are being used beyond capacity. In addition to benchmarks for delivery of new open space and sports fields, the Strategy indicates that 0.3ha is the minimum size for a quality local park for passive recreation.

Actions to implement the strategy include:

- Hornsby Play Plan considers that all people are playful, and that play has a necessary and positive influence in the health and wellbeing of the Shire's communities. The plan will guide the future provision of play spaces across the Shire ensuring inclusive design, play outcomes for different ages and identifying opportunities for nature play.
- The Walking and Cycling Plan will identify opportunities to increase participation from all ages and backgrounds in walking and cycling for recreation, health and transport. This includes improving connectivity and accessibility to link key areas across the Shire.
- An Urban Forest Strategy is being prepared to complement the '25,000 trees by 2020' initiative which will help identify a Green Grid for Hornsby Shire. It nominates the best trees in the right locations and seeks to protect and enhance the urban tree canopy and ecology of the Shire. Connections into the established Green Grid for Greater Sydney will also be identified, together with important local ecological corridors mapped as part of the updated Biodiversity Conservation Management Plan. The Urban Forest Strategy will positively influence many aspects of Hornsby's future, including water quality, urban design, planning policy, active transport, biodiversity and climate change adaptation and shade for protection from UV radiation.

### Hornsby Sportsground Strategy (2018)

Hornsby Sportsground Strategy (2018) has identified key measures to address the future demands for sports grounds across the Shire. These measures include guiding principles for the provision of sports fields as well as identifying opportunities for increasing the capacity of sports grounds through improvements to existing facilities and development of new sites.

### Cherrybrook Station Structure Plan

The Cherrybrook Station Structure Plan provides the vision for the Cherrybrook Station, part of Sydney Metro North West (formally North West Rail Link), a priority transport infrastructure project for the NSW Government. The station is built and operating, servicing residential areas of Cherrybrook, West Pennant Hills and Dural.

Cherrybrook Station was announced as a Priority Precinct in 2017. Cherrybrook Station is one of eight new stations part of a 23 kilometre link, running from Epping to Tallawong in North West Sydney. The Structure Plan states that the redevelopment of sites within the Study Area, and the establishment of a new neighbourhood centre surrounding Cherrybrook station, will provide significant opportunities to improve the Study Area's public domain. The Structure Plan states that upgrading the public domain of Cherrybrook will involve:

- The creation of open space linkages, streets and connections between transport, new and existing housing and open space, particularly a major pedestrian/ cycle green pathway adjacent to the Blue Gum Forest, which will provide an active transport link between the station and Robert Road.
- The protection of existing green spaces within the Study Area which form part of the Cherrybrook identity, such as the Blue Gum Forest and the reinforcement of ecological corridors that link north-south, connecting Cumberland State Forest to Berowra Valley Regional Park and Pyes Creek.
- The provision of additional urban plazas, parks and open spaces for the amenity of existing and future residents and workers, particularly within the station precinct.



## 2.4. What does this mean for social infrastructure needs?



The State Significant Precinct should respond to the North District Plan by putting people at the heart of planning through increased access to open space, improving walkability to the local centre, and providing services and social infrastructure to meet changing needs and to foster healthy, creative, culturally rich and socially connected communities.



As a new place, the State Significant Precinct has the opportunity to apply the principles of Better Placed to achieve a healthy, integrated and resilient community. The principles above should also be applied to social infrastructure and open space provision, creating functional social spaces that people want to visit, feel comfortable within and provide opportunities to build social capital within the new community.



Open space should be delivered within easy walking distance to dwellings within the State Significant Precinct to meet the Premier's Priority of increasing the proportion of homes in urban areas with 10 minutes' walk of quality green, open and public spaces by 10 per cent by 2023. Open space should be accessible, diverse, high quality, flexible and usable for recreation and links to the existing green infrastructure network should be improved.



Active Living Hornsby notes that playing fields in West Pennant Hills and Cherrybrook are being used beyond capacity. In terms of passive open space for informal recreation, that Strategy indicates that a quality local open space should be not be below 0.3ha.



The State Significant Precinct can respond to the Hornsby LSPS by providing a walkable place and improved access to community and cultural facilities. The LSPS indicates that current planning for the State Significant Precinct will impact on localised demand for certain community and cultural facilities in the medium and longer term, due to population growth. Council's draft Community and Cultural Facilities Strategic Plan focuses on the need to deliver a quality district hub (1,000 m2 of library and 300 m2 of community space) in the Cherrybrook Precinct that will support both social and economic benefits.



The local community has prioritised quality walking paths, community open green space & integrated facilities that cater to young, old and cultural diversity for their future place.

## 3. Community profile & place context

The State Significant Precinct is located within the Hornsby LGA within the Cherrybrook Precinct. Cherrybrook Precinct is located across both the Hornsby and Hills Shire LGAs. This section provides an overview of the community profile of the existing population within the Cherrybrook Precinct area (based on ABS Census 2016 SA1 level data), compared to Hornsby Shire LGA, the Hills Shire LGA and Greater Sydney. It provides a forecast of the estimated future population resulting from the proposal and their likely characteristics, utilising data from forecast.id and considers the place characteristics which will influence social infrastructure needs.

### 3.1. Cherrybrook Precinct characteristics

#### Total population

In 2016, the total Usual Resident Population of the Cherrybrook Precinct was 3,846 people (URP). The population slightly decreased by 1% or -37 people between 2011 and 2016.

#### Higher population density

At 21.9 persons per hectare (p/ha), Cherrybrook Precinct has a significantly higher population density compared to Hornsby Shire and the Hills Shire LGAs (3.13 and 4.07 p/ha respectively). This is also significantly higher than Greater Sydney at 3.9 p/ha.

#### Larger household sizes

With 3.27 persons per dwelling in 2016, Cherrybrook Precinct has a relatively higher average household size compared to the Hills Shire LGA at 3.15 persons per dwelling, and much higher compare to Hornsby Shire LGA and Greater Sydney (2.86 and 2.72 persons per dwelling respectively).

#### Age profile

As shown in Table 1 overpage, overall, the area is a family area, with very high median incomes, and a high proportion of young people (12 to 24 years) and working aged pre-retirees (50 to 59 years). Compared to Hornsby Shire and the Hills Shire LGAs, Cherrybrook Precinct has:

- A similar proportion of children aged 0 to 4 years, but a lower proportion of children aged 5 to 11 years (8% compared to 9.5% and 11% respectively)
- A higher proportion of young people aged 12 to 17 years (10% compared to 8.2% and 8.8% respectively, and much higher than Greater Sydney at 6.9%).
- A higher proportion of young people aged 18 to 24 years (10% compared to 8.5% and 9% respectively and higher than Greater Sydney at 9.5%).
- A similar proportion of young workforce aged 25 to 34 years but much lower than Greater Sydney (10% compared to 16%)
- A lower proportion of parents and homebuilders aged 35 to 49 (19% compared to 22% and 22.5%)

- A much higher proportion of older workers and pre-retirees aged 50 to 59 years (18% compared to 14% and 13% respectively, and higher than Greater Sydney 12%)
- A lower proportion of older people and seniors compared to Hornsby Shire (19% compared to 22%) but similar to the Hills Shire and Greater Sydney.

#### Cultural diversity

##### More cultural and linguistic diversity

As shown in Table 1 overpage, almost half of the population in Cherrybrook Precinct (45.4%) were born overseas, a significantly higher proportion compared to Hornsby Shire the Hills Shire LGAs (36.9% and 35.1% respectively) and Greater Sydney (36.7%)

Cherrybrook Precinct has a culturally diverse population, with a higher proportion of residents who speak a language other than English at home (41.3%) compared to Hornsby Shire and the Hills LGAs (31.1% and 31.8%) and Greater Sydney (35.8%).

Cherrybrook Precinct has a significantly higher proportion of residents speaking Chinese languages at home (17%), with an increase of 4.4% (or 170 people) between 2011 and 2016.

#### Density and housing

##### A low density area

In 2016, Cherrybrook Precinct was a low density area, with separate houses making up the majority of housing in the area at 95.3%. This is significantly higher compared to Hornsby Shire and the Hills Shire LGAs (72.2% and 81.5% respectively), and Greater Sydney at 55%.

##### Families

Households in Cherrybrook Precinct are more likely to be made up of couples with children (58.2%), a significantly higher proportion compared to Hornsby Shire and the Hills Shire LGAs (45.4% and 53.1% respectively), and Greater Sydney at 35.3%.



## Income and wellbeing

As shown in Table 1, in 2016, Cherrybrook Precinct had a much higher median weekly household income (\$3,100), compared to Hornsby Shire LGA (\$2,116), the Hills Shire LGA (\$2,358) and Greater Sydney (\$1,745).

Table 1 - Demographic indicators, Cherrybrook Precinct 2016 compared to Hornsby Shire LGA, The Hills Shire LGA and Greater Sydney

| 2016 ABS census data                                 | Cherrybrook Precinct | Hornsby Shire | Hills Shire | Greater Sydney | Main differences Cherrybrook Precinct compared to Hornsby LGA and the Hills LGA  |
|--|----------------------|---------------|-------------|----------------|--|
| <b>Population overview</b>                           |                      |               |             |                |  |
| Total population (URP)                               | 3,846                | 142,676       | 157,251     | 4,823,994      | N/A  |
| Population density (persons per hectare)             | 21.9                 | 3.13          | 4.07        | 3.9            | Cherrybrook Precinct has a higher population density than Hornsby LGA, the Hills LGA and Greater Sydney.   |
| Average household size                               | 3.27                 | 2.86          | 3.15        | 2.72           | Cherrybrook Precinct household size is larger than the Hills LGA, and significantly larger than Hornsby LGA and Greater Sydney                       |
| <b>Age overview</b>                                  |                      |               |             |                |  |
| Median age   | 41                   | 40            | 38          | 36             | Cherrybrook precinct has an older median age than Hornsby LGA, the Hills LGA and Greater Sydney  |
| Babies and pre-schoolers (0 to 4 years)              | 6.1%                 | 5.8%          | 6.2%        | 6.4%           | Cherrybrook Precinct has a similar proportion of babies and pre-schoolers aged 0-4 years, compared to Hornsby LGA, the Hills LGA and Greater Sydney. |
| Primary schoolers (5 to 11 years)                    | 8.2%                 | 9.7%          | 10.8%       | 8.8%           | Cherrybrook Precinct has a slightly lower proportion of children aged 5 to 11 years  |
| Secondary schoolers (12 to 17 years)                 | 9.9%                 | 8.2%          | 8.8%        | 6.9%           | Cherrybrook Precinct has a higher proportion of young people and young adults  |
| Tertiary education and independence (18 to 24 years) | 10.3%                | 8.5%          | 8.9%        | 9.6%           |  |
| Young workforce (25 to 34 years)                     | 10.2%                | 10.3%         | 10.5%       | 16.1%          | Cherrybrook Precinct has a similar proportion of people aged 25-34 years, however significantly lower than Greater Sydney                            |
| Parents and homebuilders (35 to 49 years)            | 18.8%                | 22.1%         | 22.6%       | 21.1%          | Cherrybrook Precinct has a lower proportion of parents and homebuilders compared to Hornsby LGA, the Hills LGA and Greater Sydney                    |
| Older workers and pre-retirees (50 to 59 years)      | 18.3%                | 13.8%         | 13.1%       | 12.2%          | Cherrybrook Precinct has a much higher proportion of working aged residents (50-69 years) than Hornsby LGA, the Hills LGA and Greater Sydney.        |
| Empty nesters and retirees (60 to 69 years)          | 12.7%                | 10.3%         | 10.6%       | 9.5%           |  |
| Seniors (70 to 84 years)                             | 5.9%                 | 8.6%          | 7.2%        | 7.5%           | Cherrybrook Precinct has a significantly lower proportion of older people and seniors compared to Hornsby LGA, the Hills LGA and Greater Sydney.     |
| Elderly aged (85 years and over)                     | 0.4%                 | 2.7%          | 1.3%        | 2%             |  |

*Table continued overpage.*

Table 1 - Demographic indicators, Cherrybrook Precinct 2016 compared to Hornsby Shire LGA, The Hills Shire LGA and Greater Sydney

| 2016 ABS census data   | Cherrybrook Precinct | Hornsby Shire | Hills Shire | Greater Sydney | Main differences Cherrybrook Precinct compared to Hornsby LGA and the Hills LGA  |
|--|----------------------|---------------|-------------|----------------|--|
| Income   |                      |               |             |                |  |
| Median weekly house-hold income                                | \$3,100              | \$2,116       | \$2,358     | \$1,745        | Cherrybrook Precinct has a much higher median household income compared to Hornsby LGA, the Hills LGA and Greater Sydney.  |
| Cultural diversity   |                      |               |             |                |  |
| Born Overseas  | 45.4%                | 36.9%         | 35.1%       | 36.7%          | Almost half of the population in Cherrybrook Precinct were born overseas, a significantly higher proportion compared to Hornsby LGA, the Hills LGA and Greater Sydney.   |
| % speak a language oth-er than English at home                 | 41.3%                | 31.1%         | 31.8%       | 35.8%          | Cherrybrook Precinct has a culturally diverse population, with a significantly higher proportion of residents who speak a language other than English at home compared to Hornsby LGA, the Hills LGA and Greater Sydney. |
| Population speaking Chinese languages at home                  | 17.0%                | 11.5%         | 10%         | 7.9%           |  |
| Household make-up (the following is based on enumerated data): |                      |               |             |                |  |
| Couples with children households                               | 58.2%                | 45.4%         | 53.1%       | 35.3%          | Cherrybrook Precinct households are more likely to be made up of couples with children, a significantly higher proportion compared to Hornsby LGA, the Hills LGA and Greater Sydney.                                     |
| Couples without chil-dren households                           | 24.9%                | 23.1%         | 22.8%       | 22.4%          | Cherrybrook Precinct has a slightly higher proportion of households made up of couples without children.   |
| Lone person households   | 2.3%                 | 16.9%         | 11.1%       | 20.4%          | Cherrybrook Precinct has a significantly lower proportion of lone person households.   |
| Separate houses  | 95.3%                | 72.2%         | 81.5%       | 55.0%          | Cherrybrook Precinct has a significantly higher proportion of single dwelling houses compared to Hornsby Shire and the Hills Shire LGAs, and Greater Sydney.   |



### 3.2. Population forecast post development

#### Forecast population of the State Significant Precinct

The Cherrybrook State Significant Precinct is anticipated to have approximately 390 dwellings living in medium-high density dwellings. Similar density areas of the Hornsby LGA have an average of 2.3 persons per household. Applying this household size to the future State Significant Precinct will result in an additional 897 people living here.

#### Forecast age profile of the State Significant Precinct

The service age profile for the Cherrybrook State Significant Precinct, and the Cherrybrook Precinct is provided below. Proportions applied are based on Hornsby Council's forecasts to 2036 for the Cherrybrook suburb. It should be noted that the Cherrybrook Precinct includes the State Significant Precinct.

Table 2 - Forecast population resulting from the proposal based on average household size

| Area   | Average household size            | Proposed dwellings | Forecast population 2036 |
|--|-----------------------------------|--------------------|--------------------------|
| State Significant Precinct   | 2.3 (similar medium density area) | 390                | 897                      |
| Cherrybrook Precinct (includes population of the State Significant Precinct) | 2.3                               | 3,200              | 7,360                    |

#### Forecast population characteristics

While the Cherrybrook Precinct currently has an ageing population, given the likely changing housing type, precedents across Sydney, and trends in the local area, the forecast population of the site and the Cherrybrook Precinct is likely to be increasingly lower household size, culturally diverse, have a younger median age, and an increased proportion of working aged residents. The trend toward more residents from China and Hong Kong is already occurring in the Cherrybrook Precinct and in neighbouring West Pennant Hills suburb.

#### Dwelling and density change

A 3 to 6 storey Station precinct beyond the State Significant Precinct lands will result in density changing from low density to medium density.

Table 3 - Forecast service age groups (based on the 2036 ABS Census age profile Cherrybrook suburb forecast.id)

| Service age group                                    | % of population | Cherrybrook State Significant Precinct | Cherrybrook Precinct |
|--|-----------------|--|----------------------|
| Babies and pre-schoolers (0 to 4 years)              | 4.5%            | 40                                     | 331                  |
| Primary schoolers (5 to 11 years)                    | 8.2%            | 74                                     | 604                  |
| Secondary schoolers (12 to 17 years)                 | 9.9%            | 89                                     | 729                  |
| Tertiary education and independence (18 to 24 years) | 10.6%           | 96                                     | 780                  |
| Young workforce (25 to 34 years)                     | 10.2%           | 92                                     | 773                  |
| Parents and homebuilders (35 to 49 years)            | 18.8%           | 170                                    | 1,383                |
| Older workers and pre-retirees (50 to 59 years)      | 18.3%           | 165                                    | 1,361                |
| Empty nesters and retirees (60 to 69 years)          | 12.7%           | 115                                    | 935                  |
| Seniors and elderly (70+)                            | 6.3%            | 56                                     | 464                  |
| Total  | 100%            | 897                                    | 7,360                |

### 3.3. Place context

#### Neighbouring uses

The State Significant Precinct is located adjacent to Castle Hill Road. Neighbouring uses include the Cherrybrook Metro Station, low density residential housing, and Cumberland State Forest.

#### Proposed growth nearby

It is anticipated that there will be a number of areas nearby in both the Hills and Hornsby LGAs that would access any future community facilities provided in the State Significant Precinct.

#### Retail and services

There is likely to be retail within the State Significant Precinct. However, the nearest retail to the site now is the Cherrybrook Village Shopping Centre (approximately 3km away) and Castle Towers Shopping Mall (approximately 3km away) which also is the location of a range of social services including banks, post office and medical services. The nearest local centre is the Coonara Village shopping centre, south west of the Coonara Avenue Business Park site.

#### Jobs and industry

According to Economy.id, employment industries within the Hornsby Shire LGA are commonly in health care and social assistance, education and training, and retail and trade.

The Cherrybrook Precinct has a higher proportion of volunteerism in the area, with 1 in 4 people above the age of 15 volunteering their time (atlas.id 2016).

#### Crime and safety

NSW Bureau of Crime Statistics and Research for the period April 2019 to March 2020 indicates a very low crime rate in the Cherrybrook suburb. Assault incidents data shows:

- 2 year trend: Stable
- Rate per 100,000 population: 200.6
- NSW rate per 100,000 population: 823.8



Figure 6 - Place context, State Significant Precinct (source: Cred Consulting)

### 3.4. Transport and connectivity

The Metro Station is within the State Significant Precinct, as well as connected by a network of bus stops nearby making it ideally located to provide accessibly located social infrastructure. However, the topography (including steep hills) of the local area makes accessing services and facilities outside the area difficult.

The delivery of a new rail line in the North West is a significant investment in public infrastructure and represents an opportunity to carefully consider the wider implications of rail and to comprehensively plan for the future. The North West has great potential to become a major transport-oriented corridor, delivering a significant amount of housing and employment, high levels of self-containment and an unrivaled level of amenity and lifestyle within a desirable residential community.

### 3.5. Climate and environment

An audit of the makeup of the current tree canopy across the Cherrybrook Precinct was conducted in order to meet the Draft Green Infrastructure Policy for NSW (Greener Places) initiative. Analysis of the audit revealed that the tree canopy covers 26% of the Precinct, and that only 5% of the tree canopy were street trees, while 88% were on private land.



Figure 7 - Makeup of current tree canopy across the Cherrybrook Station Precinct. Source: Eco Logical Australia





### 3.6. What does this mean for social infrastructure needs?



An increasing population will increase demand for existing social infrastructure located within and nearby the Cherrybrook Precinct, including libraries, playing fields, playgrounds, and community centres. New social infrastructure will be required within the State Significant Precinct to address local and broader district demand.



An increasing population of children and young people will increase demand for both primary and secondary school places including at public and independent schools.



An increased number (and proportion) of working age residents indicates demand for social infrastructure that is able to be activated and safely used day, night and weekends. Increased working age residents will also require fitness equipment along parks and walkways. The location at the Station makes this site an ideal location for district level social infrastructure.



A changing density from low to medium will increase demand for open space and social spaces away from the home, as new residents will have less access to private open space as part of their homes. Communal social spaces and open spaces could also be provided within medium density development. The changing density should not impact on the provision of tree canopy, with the NSW Government Architect's Office setting a target of 15% in CBDs, and 25% in high density areas.



Cherrybrook Precinct is a family area with older parent households (50 to 69 years) with a high proportion of young people aged 12 to 24 years. This means that any social infrastructure and open space should:

- Be age friendly and offer intergenerational opportunities for both children and older people to use the same places together
- Offer accessible locations and hours of operation for social infrastructure, particularly for students and workers who are more likely to visit places outside of school and work hours, and
- Consider access to social infrastructure that supports young people, particularly libraries/ study space, ping pong tables, youth spaces, as well as access to free Wi-Fi.



With a significantly higher culturally and linguistically diverse community, social infrastructure and open space should consider:

- Providing free or low-cost meeting places for programs such as English conversation classes, computer skills
- More opportunities for cross-cultural sharing and experiences
- Larger venues for hire for large performance and community gatherings
- Multi-lingual staff at facilities, and
- Providing hard surface spaces for informal sports and passive recreation, such as Tai-chi.

## 4. Community facilities needs analysis

This section provides an audit and mapping of existing community facilities within 2km of the State Significant Precinct and benchmarking of community facility needs against industry standards. It considers the community facility needs resulting from the State Significant Precinct, as well as broader needs for the Cherrybrook Precinct that could be met through the State Significant Precinct site.

### 4.1. Defining social infrastructure

For the purposes of this Assessment, social infrastructure refers to public and communal/semi-private community and cultural facilities and services. Community and cultural facilities are those indoor (built form) spaces for individuals and organisations to conduct and engage in a range of community development, recreational, social and cultural activities that enhance the community's wellbeing.

Public community facilities are those facilities that are accessible by the general public including community centres, cultural facilities, and childcare centres.

Communal or semi-private community facilities are those facilities located within medium and high-density buildings and are specifically created for the private use of those tenants.

### 4.2. Why is social infrastructure important?

For a healthy, liveable and sustainable community, housing should be within walking, cycling, or close public transport distance to employment, education, good parks, shops, and community services and facilities. Quality social infrastructure and services play an important role in supporting and facilitating community harmony and connectedness, and open space provides opportunities for play, exercise, connection to nature and a space to build social connections. In high density areas, a hierarchy and diversity of connected, quality open spaces is needed, including private, semi-private, and public open space, and local parks as well as access to regional and district spaces. There is a need for social infrastructure that provides space to build community within the development, as well as connection to the broader community, and that is adaptable to diverse uses.

*"Evidence from around the world indicates that social infrastructure (including community facilities) needs to be in place before new residents move in" - Liverpool Community Facilities Strategy 2018*

### 4.4. Community facility hierarchy

Community facilities generally operate at three levels of provision. These are local, district and regional. The different scales of infrastructure service different sized catchments. Catchments refer to both geographical areas and the size of the population serviced. For example, a primary school is intended to serve the local population, usually within walking distance. However, a university will cater for a much wider population.

#### *LGA wide level or sub-regional facilities*

Usually serve populations of one LGA or around 100,000 people. Regional facilities may serve two or more LGAs (100,000+). Sub-regional facilities can include major civic centres and major libraries.

#### *District (or village or catchment level) facilities*

Are more specialised and operate on a geographic planning catchment area, usually for about 30,000 to 50,000 people. District level facilities would usually have a staff presence and could include: multipurpose community centres; including a district or branch library; community arts space. They service a catchment of 5 to 15km and a travel time of 15 to 30minute drive or cycle.

#### *Local level (or satellite) facilities*

Are focused on neighbourhood needs and are usually planned to serve a catchment of about 5,000 to 20,000 people. Local level facilities provide a basis for community involvement. They service a local catchment of 1 to 5km and a 5 to 15 minute walk or drive.

## 4.5. Community participation trends

The way that we participate in community and cultural activities has changed over time, and this influences how we use our communal spaces and subsequently our need for community assets. While there is no data specifically on community participation, through volunteering participation and demand for community spaces, we have identified the following trends:



There is increasingly a demand for incidental volunteering opportunities as opposed to ongoing and regular volunteering



People are increasingly interested in activities and programs that occur after work and on weekends



People are looking for opportunities to participate in programs where they can connect socially, build new relationships and contribute to their community



There is increasing interest in programs and services that support capacity building, DIY and sustainability outcomes as demonstrated by the increasing number of maker spaces



People are increasingly interested in accessing and borrowing new technologies, particularly the ones that people can't afford to buy on their own



People want to participate in community activities outside of the home, particularly for those of who live in high density housing.

## 4.6. Cultural participation trends

Due to technological advancements in how we record and measure cultural participation, there is now more data available about how we participate in cultural and creative activities. Research shows that cultural participation and attendance across Australia is increasing.

As shown below, results from the Australia Council for the Arts National Arts Participation Survey 2016 indicate that the majority of Australians engage with the arts in some way or another, with 46% actively participating in creative activity, and with the most popular live attendance categories including:

- Live music (54% attended)
- Dance and theatre (53%)
- Visual arts and craft (46%), and
- Festivals (45%).

Arts and cultural participation and cultural infrastructure needs may differ between demographic groups such as women, children, older people, people from culturally and linguistically diverse backgrounds, and people with disability.

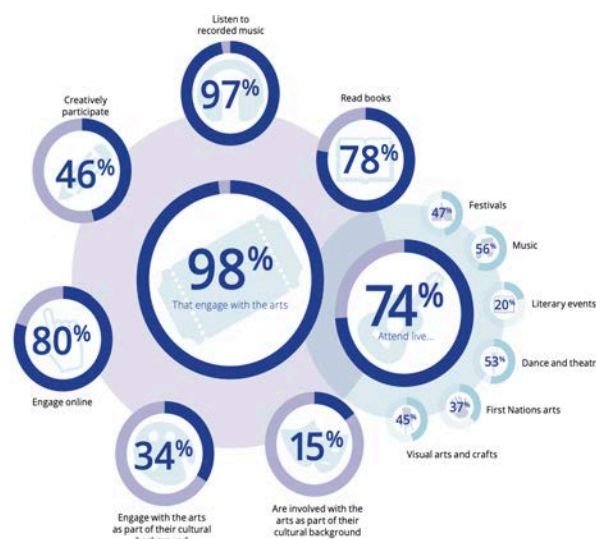


Figure 8 - Australia Council for the Arts. 2017. The National Arts Participation Survey.



### 4.3. Audit of existing community facilities

An audit of all community facilities within 400m, 800m and 2km of the site is shown in Figure 9. A summary of this social infrastructure is provided below by social infrastructure type.

#### Community facility/centres

There are three Council-owned and operated community facilities within 2km of the State Significant Precinct including:

- West Pennant Hills Valley Community Centre (1.5km), is the only community centre within 2km of walking/driving distance to the site, located within the Hills Shire LGA. It offers 3 rooms for hire, with a capacity from 30-170 people.
- Gumnut Community Centre is located 2.2km of walking/driving distance to the proposed site, and is situated within the Hornsby Shire LGA. It is a council-owned centre, and is managed by the Cherrybrook Community Pre-school. It is available for hire in the evenings and on weekends only, with a capacity of up to 60 people.
- Cherrybrook Community and Cultural Centre is located 2.6km walking/driving distance from the proposed site. The centre comprises 2 halls (with playgrounds attached) as well as 3 meeting rooms, all which adjoin a large foyer area. Rooms available for hire have a capacity from 7-100 people. There are a range of regular and casual users including church groups, playgroups, cultural associations and for pre-wedding ceremonies.

West Pennant Hills Sports Club is the only non-council owned community facility located 1.9km walking/driving distance from the proposed site. The Club offers sports and recreation facilities including lawn bowls and tennis courts, as well as a bar and restaurant.

#### Libraries & cultural facilities

Castle Hill Library is the nearest library to the proposed site, approximately 2.9km away. It is a council-owned, local level library, located within the Hills Shire LGA.

The nearest Hornsby Council library is Pennant Hills Library, around 4.6km walk or drive from the site. It is a local level library at capacity servicing the area, and is a one minute walk from trains and buses at Pennant Hills Railway Station. The *Hornsby Shire Council Community and Cultural Facilities Strategy* indicated between 2011 and 2012, Pennant Hills library attracted the largest increase in children's storytime sessions, from 24 to 33 children per session, across all libraries in the LGA.

#### Early education and care

There are 10 long day care centres (LDC) within 2km walking/driving distance of the proposed site, with a total of 405 places. There are only 2 outside of school hours and vacation care centres within 2km of walking/driving distance of the proposed site, with a total of 214 places.

#### Schools

##### Primary Schools

There are four primary schools located within close proximity to the proposed site, including;

- Cherrybrook Public School is located 2km walking/driving distance from the proposed site, and has the most enrolled students (903 students) across all primary schools audited. School enrollments had a significant increase by 11% between 2016 and 2019. This school also has a high language other than English background (66%).
- St Bernadette's Primary School is located 2km walking/driving distance from the proposed site. It is a catholic primary school with 495 students enrolled in 2019. Enrollments decreased by 12.1% since 2016.
- West Pennant Hills Public School is located 2.2km walking/driving distance from the proposed site, with 638 students enrolled as of 2019. There is a higher language background other than English at 34%.
- John Purchase Public School is the furthest primary school from the proposed site, approximately 2.8km walking/driving distance. As of 2019, there were 644 students enrolled, a 4% decrease since 2016. This primary school has the highest language other than English background at 74%.

##### Secondary Schools

There are three high schools within close proximity to the proposed site, only one of which is within 2km walking/driving distance.

- Tangara School for Girls is the closest school to the proposed site, approximately 550m away. It is an independent girls school for years K-12 and out of school care centre, with 616 students enrolled as of 2019. Enrollments increased by 11% between 2016 and 2019.
- Oakhill College is a high school located approximately 2.5km walking/driving distance of the proposed site. It is a Catholic boys school from years 7-10, and co-ed from years 11-12. There are 1,667 students enrolled as of 2019. Between 2011 and 2016, enrollment of female students declined by 17%.
- Cherrybrook Technology High School is a public secondary school located 2.5km walking/driving distance of the proposed site. It is a public co-ed secondary school, with 2,005 students enrolled in 2019, with an increase of 2.2% of students since 2016. The school has a significantly higher language other than English background (66%).

#### Hospitals

The nearest hospital, Hornsby Ku-ring-gai Hospital, is around 11km from the site.

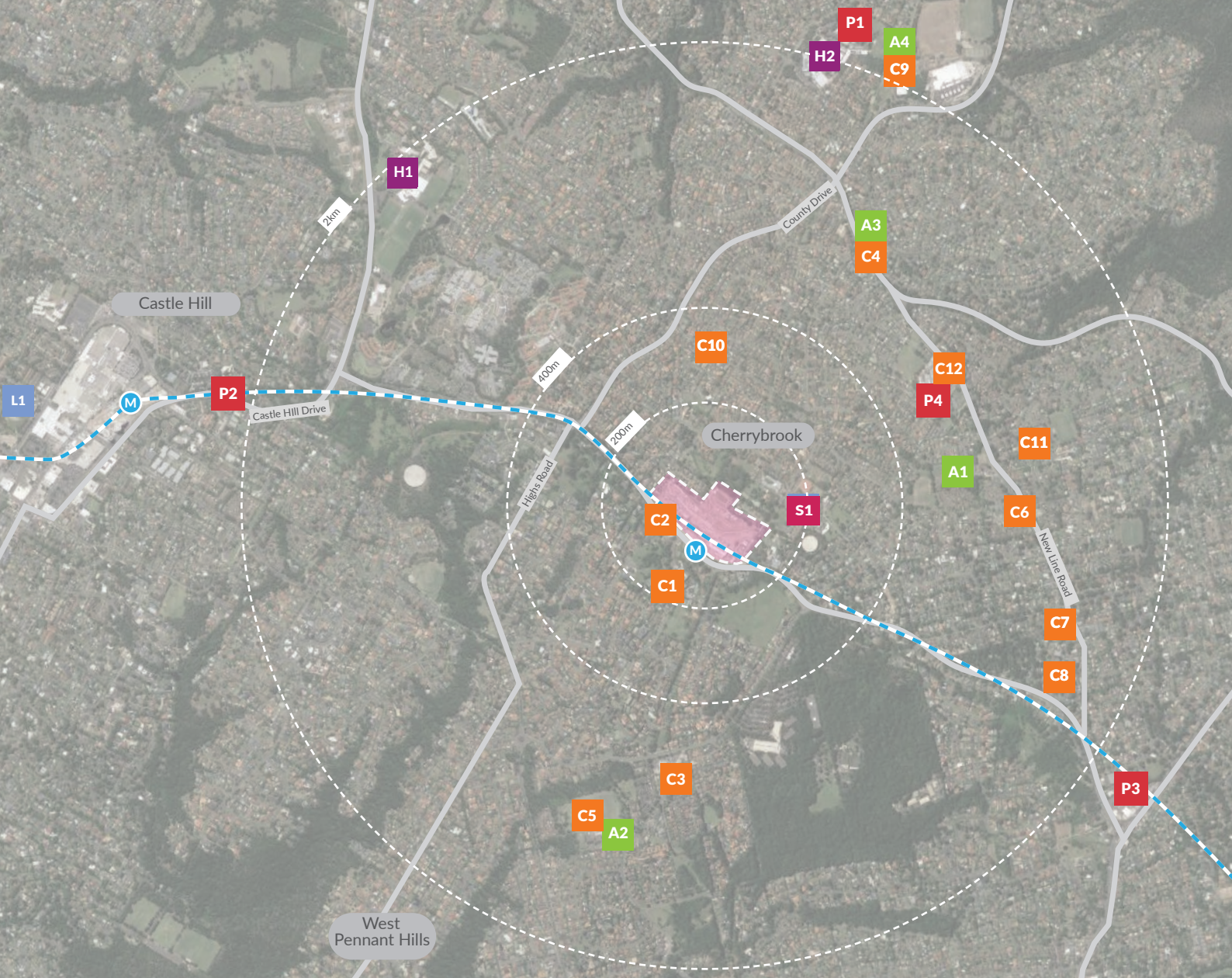


Figure 9 - Audit of existing community facilities with 2km of the State Significant Precinct

Table 4 - Existing social infrastructure within 2km of the proposed site

| Map Ref | Name of facility   | Walking distance from site |
|---------|--|----------------------------|
| C1      | Guardian Childcare & Education Cherrybrook                   | 270m                       |
| C2      | Kindalin Early Childhood Learning Centre West Pennant Hills  | 40m                        |
| C3      | Eurambie Park Child Care Centre                              | 1.3km                      |
| C4      | Cherrybrook Community Pre-school Inc                         | 2.2km                      |
| C5      | Sun Valley Preschool Kindergarten                            | 1.5km                      |
| C6      | Cherrybrook Preschool Kindergarten                           | 1.6km                      |
| C7      | Adventures Preschool and Long Day Care                       | 1.8km                      |
| C8      | Binnowee kindergarten Co-Op Society Ltd.                     | 1.8km                      |
| C9      | Life Skills Centre for Kids Cherrybrook                      | 1.9km                      |
| C10     | Kindalin Early Childhood Learning Centres Cherrybrook        | 1.1km                      |
| C11     | Heritage House Cherrybrook Childcare & Early Learning Centre | 1.8 km                     |

| Map Ref | Name of facility                          | Walking distance from site |
|---------|---|----------------------------|
| C12     | Cherrybrook OOSH Care Inc                 | 2km                        |
| A1      | West Pennant Hills Sports Club            | 1.9km                      |
| A2      | West Pennant Hills Valley Community Hall  | 1.5km                      |
| A3      | Gumnut Community Centre                   | 2.2km                      |
| A4      | Cherrybrook Community and Cultural Centre | 2.6km                      |
| L1      | Castle Hill Library                       | 2.9km                      |
| H1      | Oakhill College                           | 2.5km                      |
| H2      | Cherrybrook Technology High School        | 2.5km                      |
| P1      | John Purchase Public School               | 2.8km                      |
| P2      | St Bernadette's Primary School            | 2km                        |
| P3      | West Pennant Hills Public School          | 2.2km                      |
| P4      | Cherrybrook Public School                 | 2km                        |
| S1      | Tangara School for Girls                  | 550m                       |



## 4.7. Community facility benchmarking

### Approach to benchmarking

Benchmarks (also commonly referred to as provision standards) are a commonly used tool in estimating the demand for various types of community assets (including social infrastructure and cultural infrastructure) based on populations and catchments. For developer contributions planning, these benchmarks also often form the 'nexus' between future population and future demand.

Benchmarks are used to give an indication of the number and size of community facilities that would ideally be provided if opportunity exists, feasibility is demonstrated, funding is available and the local context and site opportunities and limitations, as well as the broader provision close by, are taken into account.

Provisions and benchmarks can have multiple sources including:

- Derived from a professional body or industry source (e.g. Growth Centres Commission)
- Derived from the experience and application of other similar council areas (e.g. City of Parramatta, Liverpool and Wollongong seeks to deliver 80m<sup>2</sup> of community facility floor space per 1,000 people)
- Derived from sources internal to the organisation, either based on maintaining existing levels of provision or an internal assessment of what is an appropriate or adequate level of provision for the future.

Hornsby Shire does not currently set any population of proximity based benchmarks for community facilities. Therefore we have applied a range of well supported and used industry benchmarks to determine a benchmark need for the site and the broader Cherrybrook Precinct.

These benchmarks (as shown in Table 6) indicate the following needs:

- Delivery of 72m<sup>2</sup> of community floor space for the site, and 590m<sup>2</sup> for the broader Cherrybrook Precinct.
- Delivery of 190m<sup>2</sup> of library floor space for the site, and 508m<sup>2</sup> for the Cherrybrook Precinct.
- No cultural facilities are required based on benchmarks, but given the location of the site, cultural uses within any future multipurpose hub could consider cultural participation or exhibition opportunities.
- New primary and high school places to relieve pressure on local schools (already operating above capacity), and address likely growth in other sites nearby.

Table 5 - Community facilities needs benchmarking

| Facility type                            | Benchmark  | State Significant Precinct<br>897 people | Cherrybrook Precinct<br>7,360 people* | Provision/gaps   |
|--|--|--|---------------------------------------|--|
| Multipurpose community centre            | 80m2 per 1,000 (source: Wollongong, Liverpool, City of Parramatta)     | 72m2                                     | 590m2                                 | No community centres within 1 km of site. No multipurpose community centres within 2km of site.  |
| Library                                  | State Library of NSW People Places calculator                          | 190m2                                    | 508m2                                 | No library within 2km of site. Pennant Hills library is more than 4km and Castle Hill library almost 3km from site.  |
| Cultural facilities                      | 1 per 20,000 to 30,000 (City of Sydney)                                | 0 facility                               | 0.3 facility                          | No cultural facilities within 2km.   |
| Early education and care – Long Day Care | 1 place for every 2.48 children aged 0 to 4 years (City of Parramatta) | 17 places                                | 154 places                            | Area is well serviced with early education and care. None required for site.   |
| Out of School Hours Care                 | 1 place for every 2.7 children aged 5 to 11 (City of Parramatta)       | 28 places                                | 245 places                            | Existing OSHC at schools but future schools will require OSHC facility on site.  |
| Primary and secondary schools            | NSW Department of Education School Asset Strategic Plan Guidelines     | -  | -                                     | SINSW advises that the proposed growth of 3,200 additional dwellings over 20 years, together with current projections, indicates that there will be a requirement for at least one additional primary and one additional secondary school and support services infrastructure. The possible need for new school sites will be subject to future population and housing forecasts issued by DPE within the NSW Common Planning Assumptions. SINSW requests ongoing liaison in order to monitor the situation as detailed planning progresses. |
| Hospitals                                | 3 beds per 1,000 people (Growth Centres Commission)                    | 2.7 beds                                 | 22 beds                               | It should be noted that hospital servicing consists of a variety of both public (eg. Hornsby & Westmead) and private hospitals (eg. Norwest Private Hospital & Sydney Adventist Hospital) and future planned hospitals (eg Rouse Hill), and would not rely solely on Hornsby Ku-ring-gai Hospital.   |

\* Inclusive of State Significant Precinct population



Cumberland State Forest is located around 40m from the State Significant Site

## 4.8. What community facilities are needed?



The forecast population of the State Significant Precinct will not have a population large enough to trigger demand for new community or cultural facilities but will impact on the capacity of existing community facilities to continue to provide quality services for a growing and changing community.



While the State Significant Precinct population itself does not trigger demand for a new community hub (library/community centre) there is a need for a multipurpose community hub of at least 1,100m<sup>2</sup> to service the broader Cherrybrook Precinct. Given the location of the Metro Station, the State Significant Precinct is a best practice location for a future multipurpose hub. This hub could co-locate the library and multipurpose community space and be part of a mixed use development.



As per engagement through Place Score, the future community hub should reflect the diverse age and cultural groups of the community including children, young people and older people (neighbouring areas have a high proportion of young people aged 12 to 24 years) and a higher proportion of residents from diverse cultural backgrounds including China and Korea.



The site does not have the capacity to deliver a new school and Schools Infrastructure NSW has advised that any future demand for school places can be met by upgrades to existing schools.

## 5. Open space and recreation needs analysis

This section provides an audit and mapping of existing open space and benchmarking of open space and recreation needs resulting from the State Significant Precinct and the broader Cherrybrook Precinct.

### 5.1. Defining open space & its benefits

**Public open space** is open space which is publicly owned and managed by local, State or Federal government and is accessible to the public. Public open space includes:

- Sports space
- Parks and Reserves
- Natural space
- Linkage (green grid)
- Waterways, and
- Civic/urban plazas/forecourts.

**Communal open space** (or semi-private) is open to all residents of a development, or within a particular high density building. Examples of communal (semi-private) open space include communal gardens and green spaces on rooftop parks, swimming pools, or gyms only accessible to residents of that development.

**Private open space** is on private property which is not always accessible to non-owners and non-members, such as privately owned golf courses and racecourses and internal open space provided in unit blocks. Together, public and private open space contribute to the total open space resource in NSW.

**Recreation** covers the broad range of activities that people undertake when engaging in leisure for fun, relaxation, or fitness. Recreation can be undertaken indoors or outdoors, and covers a diverse range of activities that helps us to stay physically and emotionally healthy and to interact and connect with families and our communities.

**Indoor recreation facilities** include indoor recreation centres & aquatic facilities.

### 5.2. Benefits of open space

The provision of open space within neighbourhoods provides many benefits to a community. These include:

- Personal - improved physical and psychological health
- Social and community – strengthened family and community ties, and reduction of crime and anti-social behaviour
- Environmental – contrast to urban development, access to natural settings, improved visual landscape, and improved air quality from presence of trees, and
- Economic – attracts new residents to an area, property prices are higher adjacent to parks, and savings in health costs from increased physical exercise.

### 5.3. Best practice approaches to planning for open space

Whilst in the past the amount of public open space per person has been used as a guide for the provision of open space, recent trends focus on the quality, capacity and proximity of open space that is accessible to different communities at a local, district and regional level.

The quality of open space is determined by its design, management/maintenance, sustainability, safety, amenity and comfort. A variety of quality open spaces offers the new residents opportunities to build local networks and friendships and provides places for people to plant a tree, create an artwork, grow some vegetables and contributes to building strong ownership of a new place.

The capacity is based on how many people currently use it for a range of informal and formal uses, and whether it can handle increased use. The proximity is dependent on how easy it is to walk (for local and district open space) or travel (for regional spaces) to an open space from home. In high density areas, residents should have access to both semi-private, communal and local level open space within 200m, that can function as a 'backyard,' as well as access to activity and play opportunities and district and regional level open space. Open space should be connected with walking and cycling paths, to encourage use and provide opportunities for physical activity.



## 5.4. Participation trends

### Key trends and changes

Participation in recreation (both sport and non-sport physical activities) is changing as our lifestyles, communities and urban environments change. The most significant trend in recreation participation in Australia in recent years is a move to informal, unstructured recreation activities rather than traditional organised sport (i.e. mid-week training session and weekend match games with a formal club).

*“Today more than ever Australians are time poor, have limited budgets, are being inundated by new forms of entertainment and face increasing barriers to participation. As society changes new preferences are emerging; Australians desire greater flexibility, more tailored products and sports that work for them.”*

– Australian Sports Commission

The future community of the site and the Cherrybrook Precinct are likely to be highly culturally diverse, with a young median age, with residents who may be traveling out of the area to work or study. It will be important to have open space and recreation facilities that support a range of informal and formal recreational opportunities, both day and night and that respond to this cultural diversity including sheltered hard surfaces, indoor courts and night time lighting.

### Greater Sydney Outdoors survey, 2019

The Greater Sydney Outdoors survey 2019 asked the people of Greater Sydney about their personal outdoor recreation needs and interests outside of sport. It found that Sydney-siders:

- Prefer to enjoy experiences on foot, visiting destinations, exercising and exploring
- Prefer spaces that require no membership or schedule for use. This provides flexibility for people to organise activities as they please
- They look for spaces that provide opportunity for diverse recreation activities
- Need places where everyone can collectively enjoy the outdoors, regardless of age, cultural background or physical ability, and
- Need to know when opportunity for recreation arises.



### Popularity of walking on the rise

Activities done on paths and trails are popular such as walking, bush walking and running is the top recreation activity in Greater Sydney.



### Individualisation of sports and fitness

Increasing individualised sport and fitness activities, with increasing participation in aerobics, running, walking and gym membership. People are fitting fitness activities into their busy lives rather than committing to regular organised sport.



### Increasing demand for indoor recreation

Demand for indoor recreation is increasing for a number of reasons. One of those is increasing multi cultural communities and their sporting preferences that often can be catered for in indoor recreation facilities (e.g. basketball, badminton, table tennis, futsal). Other reasons include climate comfort, safety at night and co-location with other facilities.



### Increasingly time poor

People are generally spending less time recreating, but they are expecting more from their physical activity.



### Casualisation of sports and recreation

Popular recreation activities include walking, going to a play space, relaxing in parks and casual ball sports – all activities performed solo or in small social groups.



### Impact of climate on outdoor recreation

Climate change and increased days of extreme weather conditions is also driving up demand for indoor recreation facilities. On hot days, the use of outdoor sport and recreation facilities is limited. Whereas indoor facilities are often air conditioned, and can still support participation in sports and recreation regardless of weather (heat and rain).

## 5.5. Benchmarking standards

There are a range of different benchmarks and planning standards that can be applied to determine open space needs for new developments. For the purposes of this study Quality, Proximity, and Site size benchmarks have been used, with reference specifically to the following strategies and plans.

### Government Architect NSW and Greater Sydney Commission

The Government Architect NSW Draft Greener Places Design Guide provide benchmarks for the proximity of open space to dwellings and places a focus on the quality and function of spaces provided. The Guide recommends best practice performance indicators of:

- High density areas: 200m access from most houses to open space of between 0.15ha and 0.5ha (including 400m distance of open space from schools)
- Local distribution: 400m access from most houses to open space of between 0.3ha and 2ha
- District distribution: 2km access from most houses to public open space of between 2ha and 5ha, and
- Regional distribution: 5-10km access from most houses to public open space of more than 5ha.

The Greater Sydney Commissions' planning documents include a benchmark that all dwellings should be within 400m of quality local open space of at least 0.5ha, and that high density dwellings should also be within 200m of high quality open space of at least 0.1ha.

### Active Living Hornsby

Active Living Hornsby does not set a population based provision rate for new open space provision, but sets a benchmark best practice local park size of a minimum 0.3ha.

### Hills Recreation Strategy, 2019

The Hills Recreation Strategy sets a benchmark of one sportsfield for every 4,000 people (in new high-density areas) and one for every 2,000 people (in established areas).

### Office of Sport

Office of Sport sets a benchmark of a district sports space of two double playing fields (so four fields in total) for every 10,000 people.

## 5.6. Audit of existing open space

An audit of all open space and recreational facilities within a 200m, 400m, 800m and 2km radius of the site is shown in Figure 11. This shows the aerial distance from the site, but not the walking distance which is often different due to barriers such as major roads and train stations and road network patterns.

In total there are 27 open space areas and recreational facilities within 2km of the site, many of which are located within the northern boundaries of the Hornsby Shire LGA. Many of the district parks service sporting and recreational needs, with features including outdoor tennis and netball courts, soccer and rugby fields, and cricket pitches.

Table 6 and Figure 11 shows:

- There are no existing public open space or recreational facilities within the State Significant Precinct.
- The nearest open space is (P1), Robert Road Playground and the nearest passive open space is Grosvenor Place Reserve, which is natural bushland area and the Cumberland State Forest, the edge of which is around 40m from the State Significant Precinct.
- Other passive and multi-functional open space areas include High Road Village Green Mount Wilberforce Lookout Reserve, Elderberry Park, Hill Road Reserve, Isobell Avenue Reserve, Convicts Great North Road, and Bidjigal Reserve.

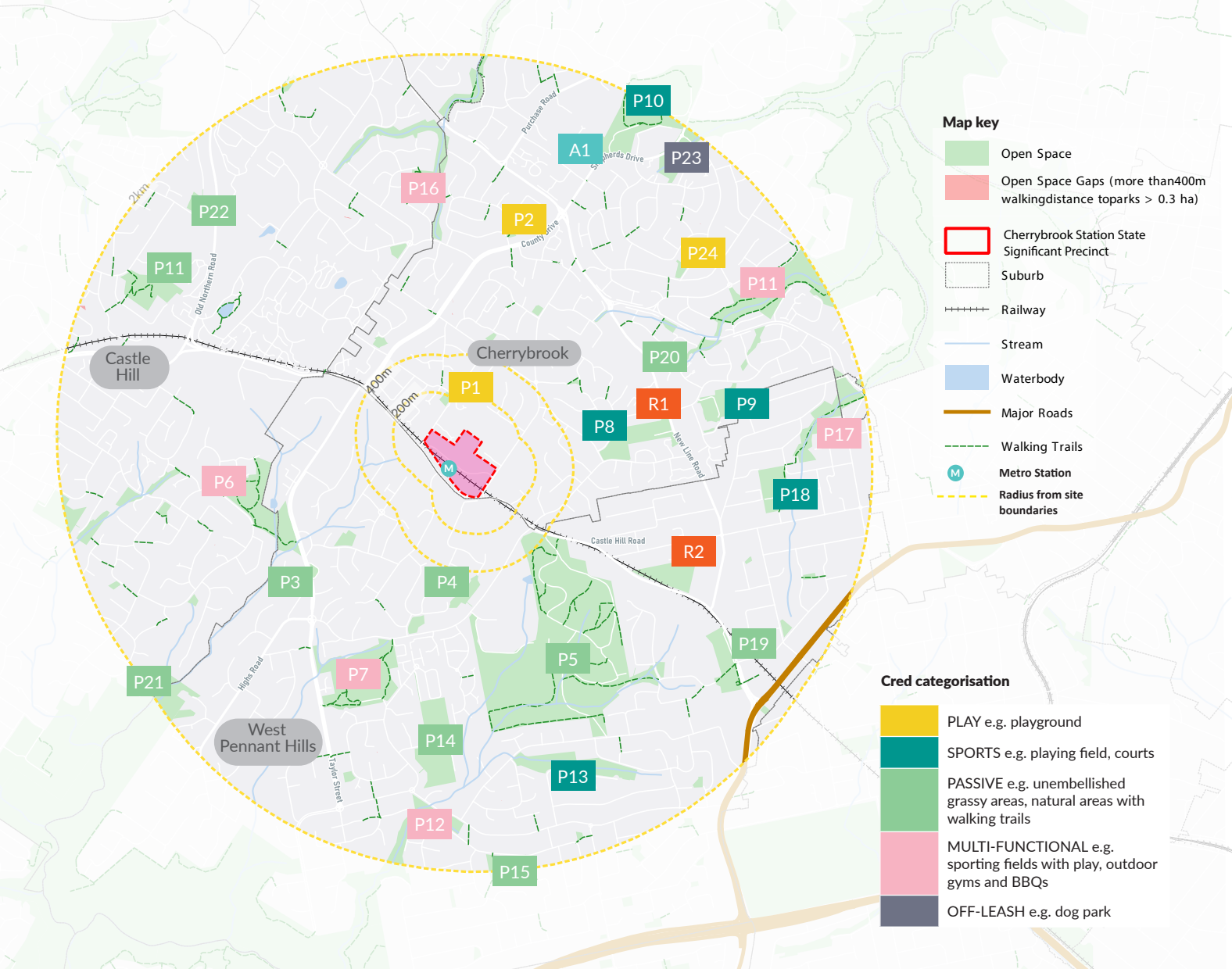


Figure 11 - Map of existing open space and recreational facilities with 2km of the State Significant Precinct

Table 6 - Audit of existing open space and recreational facilities within 2km of the State Significant Precinct

| Map Ref                   | Name of facility                  | Key features   |
|---------------------------|-----------------------------------|--|
| <b>Playgrounds</b>        |                                   |  |
| P1                        | Robert Road Playground            | Fenced play space; picnic tables                                 |
| P2                        | Darlington Drive Playground       | Dinosaur themed playground; drinking water; picnic tables        |
| P24                       | Gumnut & Holly Playground         | Fenced playground; fitness equipment; sheltered picnic table     |
| <b>Sports spaces</b>      |                                   |  |
| P8                        | Edward Bennett Oval               | 1 playing field; 2 lawn bowls; 3 tennis courts; toilets; carpark |
| P9                        | Thomas Thompson Reserve           | Playing field (cricket/soccer); 4 tennis courts                  |
| P10                       | John Purchase Oval                | Playing field; practice nets; toilets                            |
| P18                       | Campbell Park                     | 1 playing field (cricket and soccer)                             |
| <b>Passive open space</b> |                                   |  |
| P3                        | Highs Road Village Green          | Lawn with natural bushland and creek                             |
| P4                        | Grosvenor Place Reserve           | Natural bushland   |
| P5                        | Cumberland State Forest           | 40 hectare forest; trails; picnic areas; BBQ facilities          |
| P13                       | Currawong Reserve                 | Natural bushland   |
| P14                       | Hill Road Reserve                 | Natural bushland/unembellished park                              |
| P15                       | Isobell Avenue Reserve            | Natural bushland/unembellished park                              |
| P19                       | Mount Wilberforce Lookout Reserve | BBQ; parking; picnic tables; toilets; walking tracks             |

Table 6 - Audit of existing open space and recreational facilities within 2km of the State Significant Precinct

| Map Ref                               | Name of facility                | Key features  |
|---------------------------------------|---------------------------------|---|
| P20                                   | Elderberry Park                 | Play space; large grassy reserve.   |
| P21                                   | Bidjigal Reserve                | Walking trail; natural area   |
| P22                                   | Convicts Great North Road       | Walking track; natural area   |
| <b>Multi-functional sports spaces</b> |                                 |   |
| P6                                    | Castlewood Community Reserve    | Single sports field with turf cricket pitch; kiosk; change room; picnic shelter; bbq; play space (12 to 16yrs); outdoor fitness equipment |
| P7                                    | George Thornton Reserve         | Playground; community centre; picnic; BBQ; half basketball court; 2 playing fields; walking paths   |
| P11                                   | Castle Hill Heritage Park       | Historical interpretation walks; remnant blue gum forest; picnic; playground  |
| P12                                   | Richard Webb Reserve            | 2 play spaces; bushwalk; picnic areas   |
| P16                                   | Erlestoke Park Playground       | Multi-purpose sports court; play ground; kids bike trails picnic tables and BBQs.   |
| P17                                   | Newfarm Road Reserve Playground | Playground; bike track (linkage park)   |
| <b>Off-leash dog park</b>             |                                 |   |
| P23                                   | Greenway Dog Park               | Dog park; dog agility equipment; sheltered seating  |
| <b>Indoor leisure facilities</b>      |                                 |   |
| A1                                    | Cherrybrook Aquatic Centre      | Private swimschool; 25m heated pool for rehabilitation and squad; program pool  |
| <b>Clubs and private open spaces</b>  |                                 |   |
| R1                                    | West Pennant Hills Sports Club  | 2 bowling greens; 2 tennis courts; 3 cricket nets   |
| R2                                    | Koala Park Sanctuary Sydney     | Privately operated Koala Park with picnic facilities  |

## Sports space & multi-functional spaces

The nearest sports spaces are more than 1km from the State Significant Precinct:

- Castlewood Community Reserve (P6), featuring a variety of sporting spaces such as a turf cricket pitch, a junior rugby league field, half-basketball court, as well as picnic shelters, BBQ facility and a children's playground.
- George Thornton Reserve (P7), adjoins the West Pennant Hills Valley Community Hall, offering sporting facilities including half-basketball court, soccer and cricket playing fields, as well as a playground, picnic and BBQ facilities, and walking paths.

## Play for children and young people

- There are three playgrounds for younger children (P1, P2, and P24).
- However, there is no play or facilities targeting young people aged 12 to 24 within 2km of the State Significant Precinct, although there is a high proportion of young people living in the area, and likely to live here in the future.

## Dog off leash area

- There is one dog off leash area (P23), Greenway Dog Park, almost 2km from the State Significant Precinct.

## Indoor leisure facilities

The nearest indoor leisure facilities are:

- Cherrybrook Aquatic Centre (approximately 2km from the site)
- Castle Hill Indoor Sports Centre, which as facilities for cricket, netball and soccer (approximately 5km from the site), and Hills Basketball Centre (approximately 4.5km from the site).

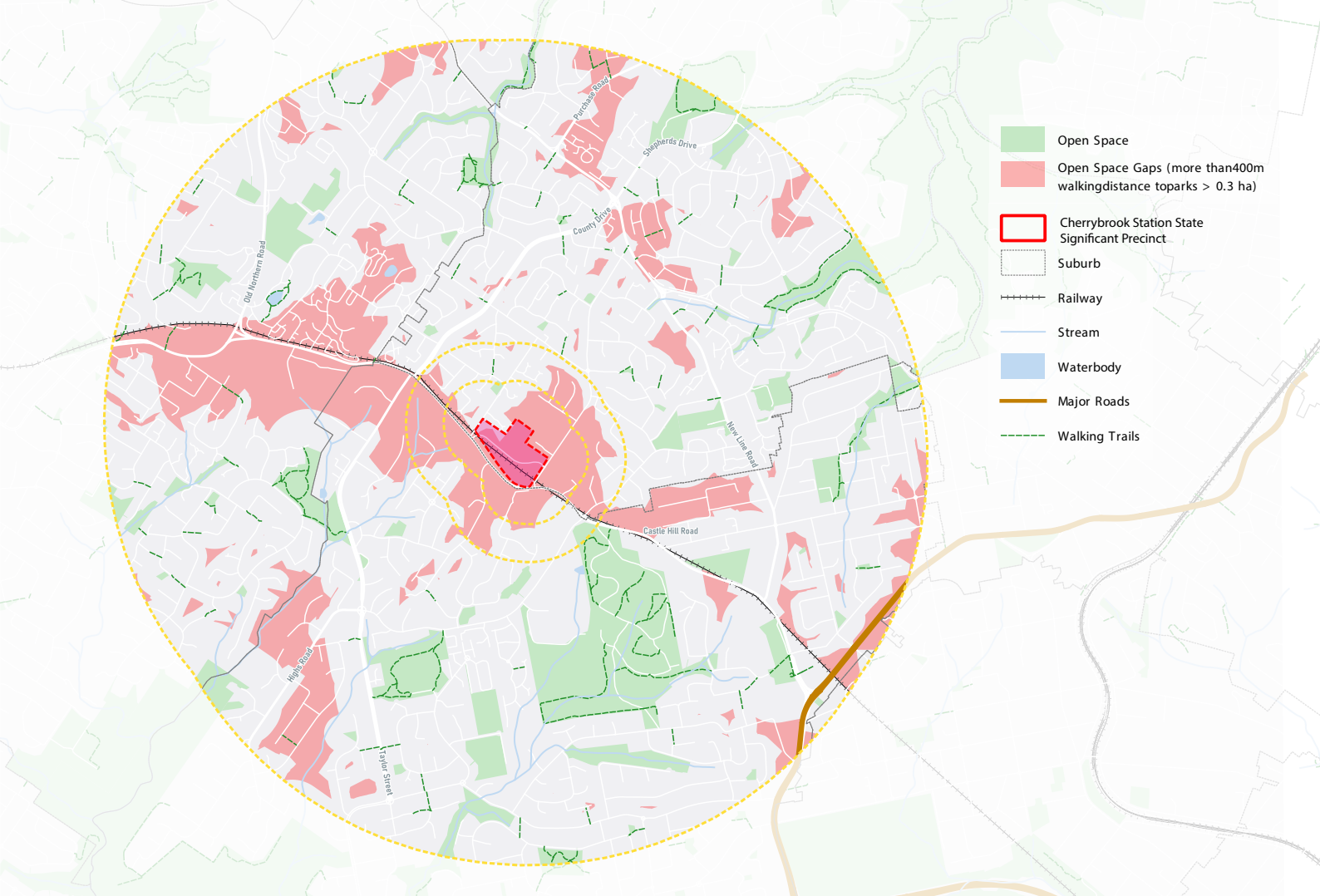


Figure 12 - Walkable catchment map - State Significant Precinct

## 5.7. Proximity and capacity

Figure 12 shows the walkable catchment proximity access from the State Significant Precinct to existing open space.

The figure shows that:

- There is no part of the State Significant Precinct that can currently access a public open space within either 200m or 400m walkable catchment.
- While Robert Road Playground is within 400m radius of the site, as our walkable catchment mapping shows (Figure 12) due to the road network, metro line and topography, residents cannot easily access this small park.

## 5.8. Benchmarking

As shown below in Table 7, benchmarking has been completed for the State Significant Precinct and for the Cherrybrook Precinct.

There is no benchmark for open space and playing fields set by Hornsby Council. It is noted that the Hills Recreation Strategy, 2019 indicated that there are no gaps in playing fields across the LGA other than in West Pennant Hills where there is a significant shortfall in playing fields based on the LGA's average.

The Strategy identifies an additional two playing fields will be required for the Cherrybrook Precinct at a range of one per 4,000 people, this aligns with benchmarking below.

The Active Living Hornsby Strategy also indicated that playing fields in Cherrybrook and West Pennant Hills are being used beyond capacity.

Table 7 - Open space and recreation facilities needs benchmarking

| Facility type                     | Benchmark   | State Significant Precinct<br>897 people  | Cherrybrook Precinct<br>7,360 people* | Provision/gaps   |
|-----------------------------------|---|---|---------------------------------------|--|
| Open space quantum/proximity      | Draft GANSW Greener Guide recommends a local park within 200m of high-density dwellings of between 0.15 to 0.5ha. For low to medium 0.3ha to 2ha public open space.<br><br>Draft Urban Design Guide as part of the Design and Place SEPP sets a benchmark of minimum 0.5 ha for a local park. The Hills Council sets a benchmark of a 0.5ha to 1ha local basic park within 400m of housing.<br><br>Active Living Hornsby Strategy (2015) considers 0.3ha the minimum size for a quality local park. | 1 local park of 0.3 to 0.5 ha   | NA                                    | No local parks accessible within 400m of site.                             |
| Open space quantum/site size      | 15% of site size including 9% for local/district open space (Recreation and Open Space Guidelines for Local Government & Active Living Hornsby Strategy, 2015)  | State Significant Precinct land of 7.7 Ha. - 1.15 Ha.<br><br>For developable government land of 2.48 Ha. - 0.37 Ha. | NA                                    | No local parks accessible within 400m of site.                             |
| Multipurpose outdoor courts       | Parks and Leisure Australia – 1 for every 10,000  | 0   | 0.7                                   | High proportion of young people – outdoor courts beneficial                |
| Outdoor fitness stations          | Parks and Leisure Australia – 1 for every 10,000  | 0   | 0.7                                   | None locally provided  |
| Younger playground - 0 to 4 years | Parks and Leisure Australia - 1 for every 500 children aged 0-4 years   | 0   | 0.7                                   | None required for the SSP  |
| Older playground – 5 to 11 years  | Parks and Leisure Australia - 1 for every 500 children aged 5 to 11 years   | 0.15  | 1.3                                   | None required for the SSP  |
| Indoor courts                     | Parks and Leisure Australia - 1 for every 20,000  | 0   | 0.4                                   | None required.   |
| Sportsfields/playing fields       | 1 for every 4,000 people (in new high-density areas) – The Hills Shire Recreation Strategy, 2019  | 0.2   | 1.8                                   | None required for SSP, but a double playing field for Cherrybrook Precinct |
|                                   | 1 for every 2,000 people (in established areas)   | 0.5   | 3.7                                   | None required for SSP  |

\* Inclusive of State Significant Precinct population





## 5.9. What does this mean for the proposal?



The forecast population of the State Significant Precinct will trigger demand for a new local park within the State Significant Precinct site. This park should be a minimum of 0.3ha and up to 0.5ha (to meet Government Architect Greener Places Design Guidelines for local park size in medium density areas).



The population of the State Significant Precinct will not trigger demand for new sports fields, and the site is not large enough or level enough for delivery of sports fields on site.



There will be children and young people living within the State Significant Precinct as well as visitors, including young people, to the area to access services, retail, facilities, and the station. The open space and public domain should include fitness equipment, ping pong tables and other recreational infrastructure to support youth "play".



The forecast population of the State Significant Precinct is also likely to be culturally diverse and open space should consider providing hard surface spaces for informal sports and passive recreation, including Tai-chi.



Walking and cycling links to the Cumberland State Forest should be considered and are a direction of The Hills Shire LSPS.



Given the higher density of the State Significant Precinct, and that there are likely to be visitors from outside the site using and future social infrastructure, communal open space within residential developments should be considered including green roofs, community gardens and passive recreation social spaces.

## 6. Social infrastructure needs

The social infrastructure that will be provided within the State Significant Precinct will have the opportunity to service the people who will live within it and the broader community at Cherrybrook Precinct. Based on the findings from sections 1-5, this section outlines opportunities for the State Significant Precinct to deliver quality social infrastructure outcomes. This section includes best practice case studies relating to recommendations.

The State Significant Precinct will result in an additional (approximate) 897 residents living in the Hornsby LGA. Future residents will be from diverse age groups and cultures. Given its location centred around the Cherrybrook Metro Station, the State Significant Precinct provides the opportunity to not only deliver social infrastructure outcomes for the future residents of the State Significant Precinct, but also for the broader future Cherrybrook Precinct of approximately 7,360 residents and neighbouring Cherrybrook and West Pennant Hills suburbs. What can be delivered within the State Significant Precinct site however is limited by the size of the developable government land within the State Significant Precinct (which is approximately 24,790m<sup>2</sup>), and limitations of the number of dwellings that can be delivered within existing controls. Based on findings from section 1 to 5, the following local and district level social infrastructure is recommended to be delivered within the State Significant Precinct.

### 6.1. Community facility needs

| Community facility need  | Location  | Benchmark demand for State Significant Precinct population  | Benchmark demand for Cherrybrook Precinct population*   | Evidence   |
|--|---|---|---|--|
| <p><b>1 x multi-purpose community hub (community centre &amp; library) that would service the State Significant Precinct (dependent on deliverability)</b></p> <ul style="list-style-type: none"> <li>Between 1,000m<sup>2</sup> and 1,200m<sup>2</sup> floor space with ground floor access</li> <li>Library with quality study space/ lounge area</li> <li>Multipurpose venue for hire/hall</li> <li>Storage</li> <li>Meeting rooms/program space</li> <li>Connected to hard surface civic space - even ready/sheltered</li> <li>Study and co-working spaces.</li> </ul> | State Significant Precinct. Within mixed use development. Connected to outdoor space. | <p>262m<sup>2</sup></p> <ul style="list-style-type: none"> <li>72m<sup>2</sup> community centre</li> <li>190m<sup>2</sup> library.</li> </ul> | <p>1,098m<sup>2</sup></p> <ul style="list-style-type: none"> <li>590m<sup>2</sup> community centre</li> <li>508m<sup>2</sup> library</li> </ul> | <p>Benchmarked demand shows that there are no multipurpose community centre within 1km, and no libraries within 3km of the State Significant Precinct.</p> <p>There will be a high proportion/ number of young people students based of forecast population numbers.</p> <p>Consultation in Oct 2020 highlighted that community members were supportive of additional community facilities in Cherrybrook.</p>   |
| <p><b>Additional government primary and secondary school and support services infrastructure</b></p>   | -   | -   | -   | <p>SINSW advises that the proposed growth of 3,200 additional dwellings over 20 years, together with current projections, indicates that there will be a requirement for at least one additional primary and one additional secondary school and support services infrastructure.</p> <p>The possible need for new school sites will be subject to future population and housing forecasts issued by DPE within the NSW Common Planning Assumptions. SINSW requests ongoing liaison in order to monitor the situation as detailed planning progresses.</p> |

\* Inclusive of State Significant Precinct population

## 6.2. Open space and recreation needs

| Open space and recreation  | Location  | Benchmark demand for State Significant Precinct population                  | Benchmark demand for Cherrybrook Precinct population* | Evidence   |
|--|---|---|---|--|
| Dedicate a minimum of 15% of the net developable land within State Significant Precinct as freely accessible public open space.  | Within the State Significant Precinct                   | 15% of land   | 15% of land   | Based on the Draft Urban Design Guidelines as part of the Design and Place SEPP.   |
| <p>Provide 1 local multipurpose park of minimum 0.5 ha size that can include:</p> <ul style="list-style-type: none"> <li>• multi-use half court/hard surface area for tai chi</li> <li>• ping pong tables</li> <li>• seating</li> <li>• designed for a mix of children, young people, and dog walkers</li> </ul> | State Significant Precinct within 200m of all dwellings | 1 local park of 0.3 to 0.5ha based on local and state policies' benchmarks. | NA  | Proximity and site size benchmarks above Hornsby/Hills Strategies. Consultation in Oct 2020 highlighted that community members were supportive of additional open space in Cherrybrook.  |
| 1 Playground within the local park   | State Significant Precinct                              | 0 younger playground<br>0.15 older playground                               | 0.7 younger playground<br>1.3 older playground        | High number of young people (12 to 24 years) based on forecast population.<br><br>While there is no benchmarked demand for younger or older playgrounds for the State Significant Precinct population, there is an opportunity to provide a playground within the multipurpose local park. |
| 1 Outdoor fitness equipment  | State Significant Precinct                              | 0   | 0.7 outdoor fitness station                           | Hills Recreation Strategy recommends fitness equipment as part of future station precincts   |
| Communal open space within residential development including community gardens, green roofs, social space.   | State Significant Precinct                              | Within residential development  | NA  | To accommodate residents living in high density and alleviate demand for existing social infrastructure  |

\* Inclusive of State Significant Precinct population

## 6.3. Best practice case studies

### Multipurpose Community Hub - Double Bay Library, Woollahra LGA

| DETAILS               |  |
|-----------------------|--|
| Address               | Double Bay, NSW  |
| Architect             | BVN Architecture   |
| Year opened           | 2016   |
| Size                  | 2,300m <sup>2</sup> GFA  |
| Project Cost          | \$12.6 million (\$5.5 million fit out)   |
| Hierarchy             |  |
| Population            | (LGA) 59,307 residents   |
| Building owner        | Council  |
| Uses                  |  |
| Library- ground floor | <ul style="list-style-type: none"> <li>- automated returns sorting</li> <li>- Multi-Function room</li> <li>- Quick Browsing Collection</li> <li>- Junior Library</li> </ul>                |
| "the forum"           | <ul style="list-style-type: none"> <li>- middle floor</li> <li>- multipurpose stair - eating, reading, and theatre seating for watching a movie on the retractable screen</li> </ul>       |
| Library lvl 2         | <ul style="list-style-type: none"> <li>- location of most of the collection</li> <li>- multiple different sized reading and study spaces</li> <li>- dedicated young adult space</li> </ul> |
| Top floor             | <ul style="list-style-type: none"> <li>- dedicated quiet space</li> <li>- quiet room</li> <li>- series of study spaces</li> <li>- Fireplace</li> </ul>                                     |

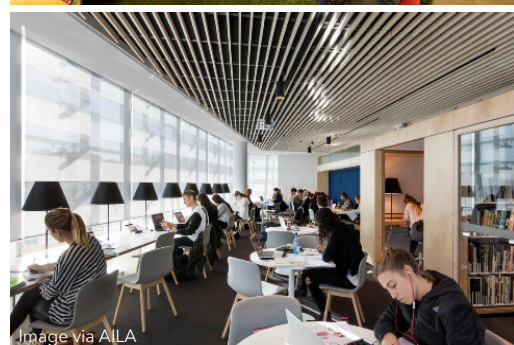
#### Brief Elements:

- Designing the fit-out of a new library in a new retail/commercial building in Double Bay
- A vibrant community space with welcoming and interesting zones
- Must be accessible to the whole community
- Contextually appropriate
- A good balance between flexible study/reading spaces and collection (books)
- A variety of seating spaces for both individual and group studies
- Enabling a broad range of community activities, such as technology training, writer's talks, baby rhyme time, etc.
- Designing for future growth/change.

#### Quotes:

"Our library supports the lifelong learning needs of our community and our vision is 'connecting people and ideas'"

"In addition to a traditional Library collection of books, serials and audio-visual materials, we have a complimentary digital collection recognising the way people are learning is changing. The library facilitates community learning through informal training courses and community talks, and provides flexible spaces for group and personal study."





### Event ready civic squares, Hurstville

Hurstville Town Centre is an increasingly dense town centre within Georges River LGA. The area has one of the largest Chinese communities in Sydney and previously no town centre for community or cultural celebrations, recreation or social gathering. The provision of a civic square, which is event ready (wi-fi, lighting) and can support cultural activities such as tai chi and dance, will enhance community cohesion in this diverse community. The space also has seating for older residents, chargers for students to sit and study, and water play for children.

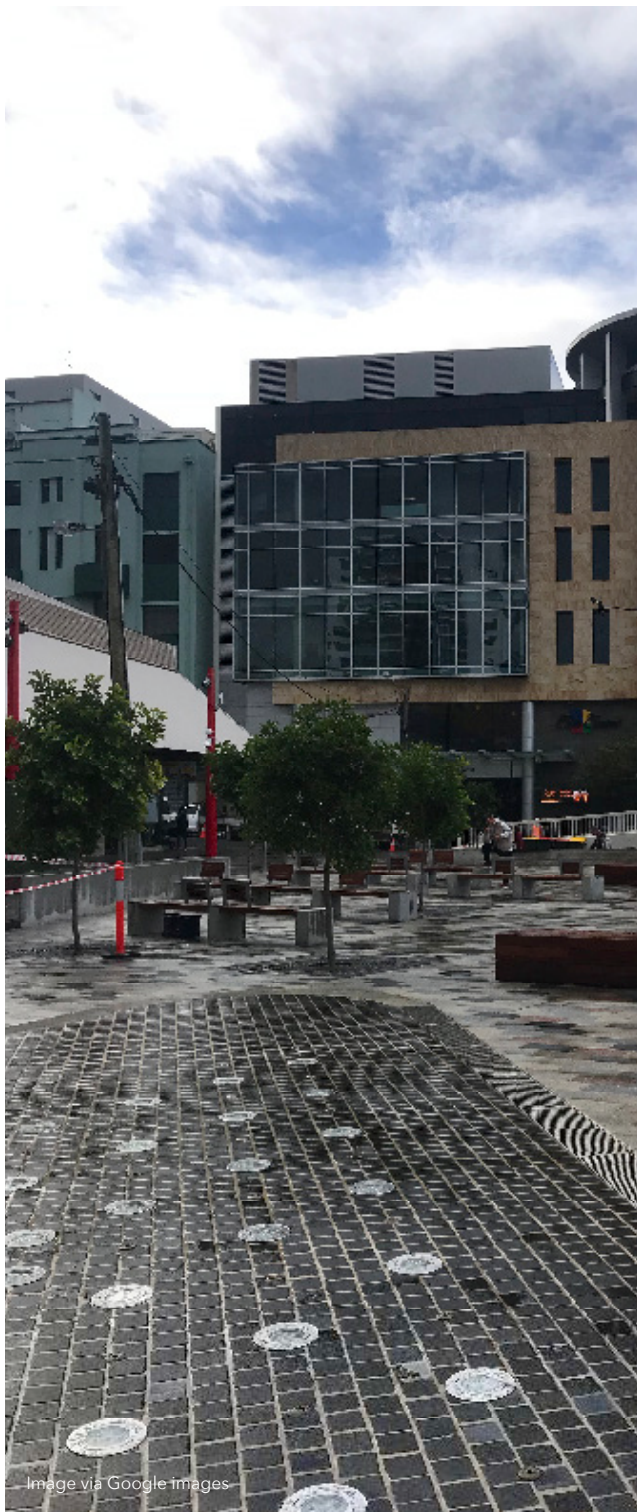


Image via Google Images

### Communal open space within medium density dwellings , Signature Apartments, Redfern

Signature Apartments in Redfern demonstrates how communal spaces can help to build community in high density areas. A group of residents converted the rooftop garden beds into a community garden, which has since expanded into common areas on the lower levels. The Strata runs events like Christmas parties and Earth Hour board games by candlelight on the roof, and a community swap room has been set up in the bin room. Residents can follow the building's Facebook group, managed by the Strata, and ask advice, post about events, and welcome new people moving in. The community garden has even been featured with Costa on Gardening Australia. The building's residents are also connected with the broader community, including through hosting a FoodConnect drop off point.

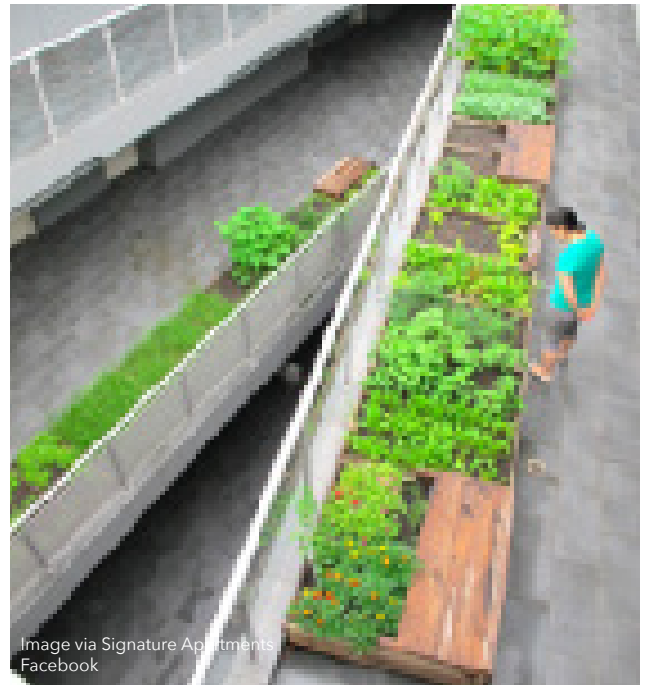


Image via Signature Apartments Facebook

### Diversity, Waterloo

Landscaped podium open space with cabanas, BBQs, pizza ovens and outdoor yoga studio.



Image via Turner Studio



### Culturally inclusive public space, including hard surfaces for dance/performance

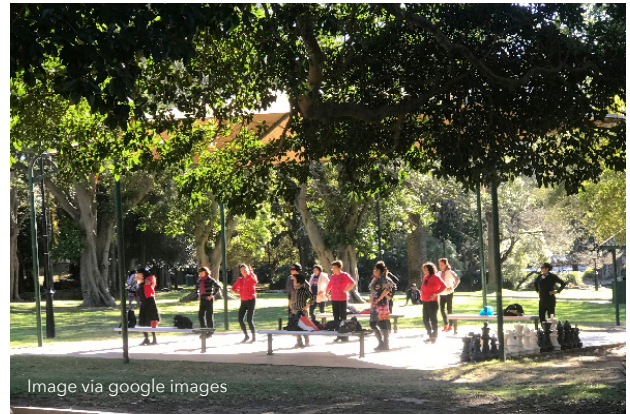
Located in the Burwood town centre, Burwood Park is one of Sydney's most busy and successful parks in terms of its diverse facilities and functions that support culturally and socially diverse communities.

Daily the park is used by children and families, working aged residents, older residents, and young people for sport, social gathering, dance, tai chi, board games, learning and other activities.

The park's facilities include:

- The Burwood Park Community Centre and Pavilion, which is an indoor/outdoor space popular for local events, but also for local Chinese groups for dance and performance.
- Shaded, multipurpose hard surfaces, that can be used for games, but also group dancing and exercise
- Tables and chairs for gatherings and games
- Walking paths for exercise
- Sporting facilities including tennis and a sportsfield
- Trees and shaded areas for get-togethers and relaxation,
- Power outlets for events.

The parks is a great model for “working harder” in high dense, culturally diverse areas.





### Lighting to activate public open space at night

A creative lighting strategy can contribute to an enhanced night-time economy, a strengthened place brand and distinctiveness as well as longer hours of activities (recreational and commercial) and improved safety.

Many different types of lighting could be applied across the State Significant Precinct, including ambient pedestrian lighting buildings and trees, projection artworks, lit up sculptures, led pavement tiles, feature signage, temporary event lighting etc. There may also be opportunities to connect with the Vivid program in mid winter.



Portugal, image via [www.spectrum14-15.org](http://www.spectrum14-15.org)



Llandekelly Place, King Cross, image via 1st City

### Active transport facilities - public art bike racks

A study by the U.S. Federal Highway Administration found that one of the chief deterrents for existing and potential bicycle riders is the lack of safe, secure parking. Providing public cycling storage and facilities helps break down the barriers to people cycling by making it safer, more secure and more convenient.

Public bike racks also offer an opportunity to enliven the streetscape with public art. The Nashville public art bike rack, Are We there Yet? by artist Duncan McDaniel is a time-lapse sequence depicting a pair of legs running.



Image via [www1.nyc.gov/html](http://www1.nyc.gov/html)

New York City Department of Transport recently installed temporary public art bike racks designed by musician David Byrne to promote cycling.



Images via [www1.nyc.gov/html](http://www1.nyc.gov/html)

