



INFRASTRUCTURE DELIVERY STRATEGY

Cherrybrook Station State Significant Precinct

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Infrastructure Delivery Strategy

Cherrybrook Station State Significant Precinct

Prepared for

Landcom

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Executive summary

Landcom is proposing to develop land surrounding the Cherrybrook Station.

The land comprising the Cherrybrook Station, commuter carpark and station access road (Bradfield Parade) and vacant developable land has been identified as a State Significant Precinct.

The State Significant Precinct is located in the 'Cherrybrook Station Precinct', which spans across the Hornsby and The Hills Local Government Areas. The Cherrybrook Station Precinct is currently the subject of a separate planning exercise also being undertaken by the Department of Planning and Environment.

This Infrastructure Delivery Strategy has been prepared for the State Significant Precinct to address infrastructure-related study requirements issued by the Department of Planning and Environment. These requirements are listed in Table 1 of this Strategy.

To meet the study requirements, this infrastructure delivery strategy:

- identifies the infrastructure that will be needed to support the State Significant Precinct development and the Cherrybrook Station Precinct
- describes the infrastructure that will be provided by Landcom or the developer(s) of the SSP, both local and State infrastructure
- recommends a strategy for the funding and delivery of that infrastructure, including the relationship with local council contributions plans
- considers cost, staging issues and options for ownership and management of that infrastructure.

In responding to the requirements, this report:

- details the planning completed to date and anticipated development on the site assuming it is rezoned as planned
- outlines the existing local and State infrastructure
- identifies the local and State infrastructure needed to support the SSP development
- describes the proposed infrastructure delivery strategy to meet the SSP's infrastructure demands.

Open space and recreation required

A Social Infrastructure Needs Assessment that was prepared to inform the Infrastructure Delivery Strategy recommended that one local multipurpose park of at least 0.3 hectares be provided on the State Significant Precinct. The future population of the Precinct would generate demand for 0.3 of a sports field, noting that the Precinct cannot accommodate playing fields due to size and topography. It also recommended that one double playing field be provided in the Cherrybrook Station Precinct.

Local open space to be provided

The State Significant Precinct Reference Scheme includes 12,945m² of local public open space, comprising approximately 1,250m² for a village square, 3,250m² for passive open space, and 8,450m² for an environmental space.



It is recommended that discussions be progressed between Landcom and Hornsby Shire Council about a potential planning agreement. The purposes of the agreement would be to confirm transfer of ownership and the potential offset of costs against local infrastructure contributions (under Council's current or future contributions plan).

Council staff are actively negotiating with Landcom regarding the design, future ownership and management of the proposed open space.

Offsets for the proposed works against local infrastructure contributions could potentially be justified on the basis that the works will fully meet the State Significant Precinct development's demand for local open space and that it is co-located with the potential community hub (as recommended in Council's Draft Community and Cultural Facilities Strategic Plan).

A planning agreement, including any potential offsets against local infrastructure contributions, would provide certainty for any future developer, Council and the local community about infrastructure costs. The planning agreement would apply to the State Significant Precinct land and development. If Landcom divests the site, obligations and responsibilities under the agreement would be assigned or novated to the future developer.

A site-specific clause is proposed to be inserted in the *Hornsby Local Environmental Plan 2013* requiring that development consent must not be granted unless the required open space is provided. This will help provide additional assurance that the open space will be provided, in addition to any planning agreement.

Landcom has advised that staging of the project, including timing for delivery of the open space, is still to be determined and is subject to future planning and divestment stages of the project.

Community facilities required

Community hub to be provided

The SIA found the State Significant Precinct will generate demand for 262m² of community floor space comprising 72m² of community centre floor space and 190m² of library floor space. The Cherrybrook Station Precinct will generate demand for 1,098 m² of community floor space.

The Reference Scheme includes provision for a new community hub of 1,300m² on the State Significant Precinct to address both the State Significant Precinct demand and the larger demand from the Cherrybrook Station Precinct.

Council staff have indicated their in-principle support for locating the proposed community hub on the State Significant Precinct. The recommendations of Council's Draft Community and Cultural Facilities Strategic Plan demonstrate that the findings from the SIA are consistent. The facility would likely be constructed by a future developer, dedicated to Council and then owned and operated by Council as a publicly owned and operated facility.

It is recommended that discussions between Landcom and Council be progressed about a potential planning agreement. The purposes of the agreement would be to confirm transfer of ownership and the potential offset of costs against local infrastructure contributions. Negotiations will also include specifications regarding cold shell (a space with an unfinished interior and no heating or ventilation, lighting, plumbing etc.)/warm shell (a space with minimal interior finishes with heating, cooling, plumbing, lighting etc.), provision of the facilities and cash contributions for fit out.



Offsets could be justified on the basis that the facility will meet the State Significant Precinct demand and larger demand from the Cherrybrook Station Precinct.

The timing for provision of the community hub will be related to the timing of the State Significant Precinct development. As noted, staging is still to be determined and is subject to future planning and divestment stages of the project.

Other community facilities

The State Significant Precinct will also generate demand for 17 early education and care (long day care) places, 28 out of school hours care places, 74 primary school places and 89 high school places. The Cherrybrook Station Precinct will generate demand for 154 early education and care (long day care) places, 245 out of school hours care places, 604 primary school places and 729 high school places.

School Infrastructure NSW has provided preliminary advice that the additional demand for school places in the Cherrybrook Station Precinct and the State Significant Precinct can be met by upgrades to existing schools and that a new school in either the State Significant Precinct or Cherrybrook Station Precinct is not required. There is no existing or current proposed special infrastructure contribution requiring contributions to upgrades to existing schools. Upgrades to existing schools would likely be met through existing NSW budget processes.

The SIA considered that new out of school hours care places may need to be delivered as part of future upgrades to existing schools. Demand for long day care places can be met by upgraded or new long day care centres by both non-profit and for-profit providers.

The SIA also found the additional population within the State Significant Precinct would generate demand for an additional three hospital beds. It is not practical to provide a new hospital in the State Significant Precinct and this is most suitable to be provided outside the State Significant Precinct. This could be addressed by either the public or private sector.

Roads required

A Traffic and Transport Assessment (TTA) found the State Significant Precinct development will have limited impact on the road network and would not necessitate road or intersection upgrades.

The TTA also concluded the State Significant Precinct proposal will have minimal impact on the Movement and Place status of Bradfield Parade, Robert Road and Franklin Road. This is due to the small amount of additional traffic from the State Significant Precinct that will use each of these vehicular access routes.

The TTA found that to cater for both background traffic growth and traffic from redevelopment of the remainder of the Cherrybrook Station Precinct, upgrades are required at the intersection of Castle Hill Road / County Drive by 2036. Transport for NSW is the relevant agency that would be responsible for funding and delivering these works. The works could be part funded through the NSW Budget process and/or a clause (included as part of any future changes to planning controls for the State Significant Precinct and/or the Cherrybrook Station Precinct) requiring the Secretary's concurrence to be obtained confirming the need for any additional designated State public infrastructure has been addressed. The inclusion of such a clause would be a decision of the Department.



Local infrastructure contributions

The infrastructure needs of the Cherrybrook Station Precinct is still under investigation as part of the work currently being undertaken by the Department.

In terms of the relationship of the proposed local infrastructure to be provided on the State Significant Precinct and Council's local contributions requirements, we recommended that discussions be progressed between Landcom and Council about a potential planning agreement.

The purposes of the agreement would be to confirm transfer of ownership and the potential offset of costs against local infrastructure contributions. Typically, the agreement would be worded so that the offset would be against the applicable contribution that applies at the time the development is undertaken, whether it be Council's current contributions plan or a future development contributions plan as amended or introduced by Council.

The alternative would be to wait for the Council to prepare its own contributions plan, which may be subject to a longer process.



1 Background

1.1 Overview

This report relates to a proposal to develop land called the 'Cherrybrook Station Government Land State Significant Precinct' (the SSP) by Landcom on behalf of the landowner, Sydney Metro. The SSP 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 an SSP, 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) in May 2020. These study requirements were prepared in collaboration with Hornsby Shire Council and The Hills Shire Council.

The outcome of the SSP 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, the Department 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 Station Precinct. Unlike the SSP, 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 1 illustrates the site boundaries of the SSP and the Cherrybrook Station Precinct.



Figure 1: Cherrybrook Precinct and Cherrybrook Station State Significant Precinct



Source: NSW Department of Planning and Environment

1.2 Purpose

The purpose of this study is to address the relevant study requirements for the SSP, 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
- prepare a new planning framework for the site to achieve the above objectives.

The Study Requirements addressed by this report, and reference to the relevant sections of this report where each requirement is addressed, are summarised in **Table 1** on the following pages.

In summary, the Study Requirements address the following matters:



- existing and future community profile
- existing and planned local infrastructure within the SSP
- analysis of infrastructure needs, including general costs and proposed financial framework
- timing of delivery of infrastructure to serve the future SSP population
- opportunities to provide social outcomes to the broader neighbourhood
- the scope and mechanisms for local infrastructure to be delivered, including relationship to Council's contributions plans
- ongoing responsibilities and maintenance of infrastructure items
- arrangements for the public use of privately owned and/or community facilities.
- in consultation with Council and State government agencies, describe the likely impacts of SSP development on State and regional infrastructure
- the scope and potential mechanisms to address State and regional contribution requirements
- feasibility of development to contribute toward local, State and regional infrastructure.

Study requirements relating to infrastructure needs are addressed in **section 2** of this report and the recommended infrastructure delivery strategy is set out in **section 3**.

A Social Infrastructure Needs Assessment (**SIA**) prepared by Cred Consulting supports the response to the Study Requirement and is included as **Appendix A**.

Valuations of land and capital costs for infrastructure to be provided by the future development were provided by Landcom.

Table 1: Infrastructure-related Study Requirements addressed in this report

Study Requirement	Where Requirement is addressed in this document
Section 12 – Local infrastructure	
12.1 Outline the community profile in social and cultural groups, age groups and time series format of the surrounding community.	Appendix A
12.2 Analyse the existing and currently planned local infrastructure within the SSP.	Section 2 Appendix A (Social Infrastructure Needs Assessment)
12.3 Prepare an infrastructure needs analysis, working in close collaboration with Council that outlines the proposed local infrastructure, including recreation, open space (i.e. both local/regional and active/passive), pedestrian/ cycle connections and indoor community facilities required to meet the characteristics and needs of the future population of the SSP. The analysis of infrastructure requirements should include assessment of the general costs for the above items and the proposed financial framework for local provision.	Traffic and Transport Assessment (provided under separate cover)
12.4 Consult closely with Hornsby Shire Council and The Hills Shire Council to understand existing opportunities to integrate the local	As above Section 2.4



Study Requirement	Where Requirement is addressed in this document
infrastructure needs for the SSP with the existing and planned broader infrastructure network	
12.5 Outline how the proposal including the town centre infrastructure and planning responds to the infrastructure needs identified for the future SSP population. This is to include the spatial planning and estimated costs of the related works and timing. This should include, subject to the priorities of the Council's, to plan for potential future expansion of certain SSP infrastructure such as indoor community facilities, to potentially cater for the future growth of the surrounding precinct.	Section 2.4 Section 3 Appendix A Traffic and Transport Assessment (provided under separate cover)
12.6 Provide recommendations for opportunities to maximise positive social outcomes for neighbouring and likely future communities through the project. This should include measurable targets to demonstrate how the project will address the needs of neighbouring and future communities and include measures that are tangible, timely and effective, and within the ability of the applicant (alone or in partnership) to deliver.	Section 3.6 Appendix A
12.7 Outline the scope and mechanism for local development contributions between the proponent and Hornsby Shire Council to fund the local infrastructure identified to meet the needs of the future population of the SSP having regard to Council's existing contributions plans.	Section 3.7
12.8 Outline the proposed ongoing responsibilities and maintenance of any proposed open space/connections, drainage reserves, and community facilities.	Section 3
12.9 Outline details of any proposed arrangements with Council for public use of proposed community facilities.	Section 3
Section 13 – State and Regional infrastructure	
13.1 In consultation with Council and the relevant government agencies, outline the impact of the proposal on State and regional infrastructure, including public transport, roads, hospitals, regional open spaces and schools. Identify additional infrastructure required to meet the needs of the future population of the SSP, including the spatial planning, estimated costs (inclusive of land and capital) and timing of the works.	Section 2 Section 3
13.2 Outline the framework for State and regional and local infrastructure contributions including scope and delivery mechanism/s for development contributions.	Section 2.4 Section 3.7
Section 14 – Economic Analysis and Feasibility	
14.3 Undertake a feasibility analysis of future development to contribute towards local, State and regional infrastructure.	Section 3.5

Source: DPIE (2020), *Study Requirements for Cherrybrook Station Government Land*, May 2020



1.3 Proposal

The proposed new planning controls for the SSP 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 SSP 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 ranging between 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 2**) 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 33,350m² of residential GFA, with a yield of 390 dwellings across 12 buildings ranging in height from 2 to 5 storeys (when viewed from Bradfield Parade).
- A multi-purpose function community hub with a GFA of approximately 1,300m².
- Approximately 3,200m² of retail GFA.
- Over 1 hectare of public open space, comprising:
 - A village square with an area of approximately 1,250m², flanked by active retail and community uses.
 - A community gathering space with an area of approximately 3,250m².
 - An environmental space around the pond and Blue Gum High Forest with an area of approximately 8,445m².
- Green corridors and pedestrian through site links, providing opportunities for potential future precinct-wide integration and linkages to the north.

Figure 2 shows an extract of the Reference Scheme from the urban design study.

Figure 3 shows massing and building envelopes from the Reference Scheme. It also shows the approximate location of local infrastructure proposed to be provided by Landcom or the future developer of the site. The proposed infrastructure is discussed later in this strategy.

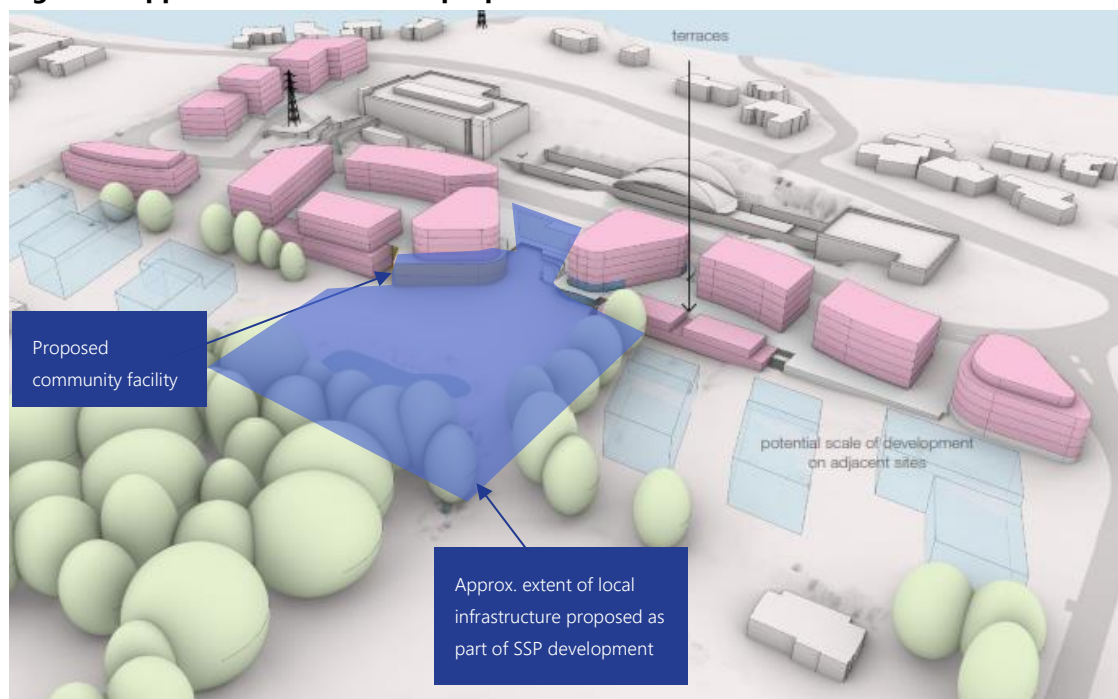


Figure 2: Reference Scheme



Source: SJB Architects (2022), Cherrybrook Station Precinct Urban Design Study

Figure 3: Approximate location of proposed infrastructure



Source: SJB Architects (2022), Cherrybrook Station Precinct Urban Design Study
NB. The light blue massing blocks sit outside of the SSP



1.4 Infrastructure delivery mechanisms

This section briefly summarises the context for common infrastructure delivery mechanisms. This is to provide context for the infrastructure delivery strategy, including the recommended or likely infrastructure delivery mechanisms, outlined in **section 3**.

The delivery mechanisms that may be relevant to provision of infrastructure that is generated by SSP development include:

- Local infrastructure contributions for local infrastructure
- Special infrastructure contributions or a clause relating to arrangements for designated State public infrastructure
- Planning agreements – for local or State infrastructure.

Local infrastructure contributions

On 3 August 2020, Council adopted *Section 7.11 Contributions Plan 2020-2030*. The contribution plan applies to the entire Hornsby LGA and provides three sub-catchments that apply different contribution rates. The SSP is located in the southern sub-precinct of this contributions plan.

The new contributions plan anticipates an additional 7,735 additional private residential dwellings in the Hornsby LGA. This will result in 16,595 new residents. However, the contribution plan does not include the anticipated population from the development of the SSP.

The plan levies development contributions for local roads, local car parking, local open space and recreation, local community facilities, plan preparation and administration and road haulage. The plan's contribution rates are summarised in **Table 2**.

Table 2: Local Infrastructure Section 7.11 Contribution Rates – South Sub-Catchment

Development type	Unit	Rate (\$/unit) ¹
RFB or shop top housing, with 1-bed	Per dwelling	\$13,623
RFB or shop top housing, with 2-beds	Per dwelling	\$20,000
RFB or shop top housing, with 3+beds	Per dwelling	\$20,000
Retail premises	Per 100m ² GFA	\$9,322
Business premises and office premises	Per 100m ² GFA	\$3,925

Source: Hornsby Shire Council (2020), Section 7.11 Contributions Plan 2020-2030

The plan and works schedule do not contain any infrastructure items located on the SSP, however the following items are mapped in the south sub-catchment of the plan and are located in the suburb of Cherrybrook:

¹ Indexed by Council to first quarter of 2022.



- The Cherrybrook Community Centre (CF-006)
- Callicoma Walk - Lakes of Cherrybrook and Blackwattle Place Cherrybrook (Stage 2) (BL-009)
- John Purchase Oval - Synthetic field (OSR-007)
- Edward Bennett Oval Amenities (OSR-014)
- New off leash dog areas in existing parks - Hunt Reserve, Mt Colah; Kenley Park, Normanhurst; Edward Bennett Oval, Cherrybrook (OSR-024).

The plan's works program includes three multipurpose community hubs in areas outside the Cherrybrook Station Precinct. The capital costs for the items listed above range from approximately \$19 million to \$23 million. Potential offsets against local infrastructure contributions at the SSP are discussed in **section 3** of this report.

Special infrastructure contribution

A special infrastructure contribution (**SIC**) is a contribution paid by a developer towards the costs of State and regional public infrastructure. Contributions can be used to fund:

- State and regional roads
- public transport infrastructure
- pedestrian and cycling paths
- health facilities
- emergency services
- schools
- open space improvements.

No SIC currently applies to the site. A potential SIC for Cherrybrook was flagged by the Department in 2017, however, recent discussions with the Department indicate this is still under investigation.

Arrangements for designated State public infrastructure

A clause may be inserted into an environmental planning instrument, such as a State Environmental Planning Policy or a council's Local Environmental Plan, relating to arrangements for designated State public infrastructure.

The clause may require that development consent must not be granted for certain development on specified land unless the Secretary has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure.

The clause may be included in a proposed rezoning where development enabled by the rezoning will generate demand for new or augmented State infrastructure. They may also be included where a draft SIC is being prepared for an area but the SIC has not yet been made.

The requirements of the clause are usually met when a developer negotiates with a relevant planning authority to enter into a planning agreement to contribute to the cost of or deliver designated State public infrastructure.



Planning agreements

Planning agreements are voluntary agreements between a developer and one or more planning authorities in which the developer commits to providing contributions of land, works or money for public purposes. The contributions may be instead of or in addition to SICs and local infrastructure contributions. They can be used to provide both local infrastructure and State infrastructure.

The potential for a planning agreement to be negotiated in connection with the SSP development is discussed in **section 3** of this report.



2 Infrastructure needs

2.1 Open space and recreation

Cred Consulting has prepared a Social Infrastructure Needs Assessment (**SIA**) (**Appendix A**) identifying social infrastructure that will be needed by future residents and workers that will live and work in the development enabled by the rezoning of the SSP.

Social infrastructure includes open space and recreation facilities, and community facilities. Open space and recreation facilities include local parks, outdoor courts, outdoor fitness stations, playgrounds, indoor courts and outdoor sportsfields/playing fields.

In identifying social infrastructure needs and opportunities, the SIA included:

- an assumed population of 897 persons on the SSP based on an average household size of 2.3 people and 390 proposed dwellings and 7,360 persons² in the Cherrybrook Station Precinct
- an audit and mapping of existing community facilities within 2 kilometres of the SSP (in both Hornsby LGA and the Hills Shire LGA)
- an audit and mapping of existing open space and recreation facilities within 2 kilometres of the SSP including 200 metres and 400 metres walkable catchment proximity mapping
- 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.

The SIA also included a strategic context review of existing local, regional and State strategic plans and policies, population context and analysis, place context and analysis, and best practice principles and case studies.

Benchmarking results for open space and recreation facilities are shown in **Table 3**. Open space and recreation needs are shown in **Table 4**. Needs are the gap between demand benchmarking and the portion of demand that can be met by spare capacity in existing facilities. Needs also have regard to site opportunities and constraints.

Benchmarking (using various relevant benchmarks) indicates that the future SSP population and Cherrybrook Station Precinct population will generate demand for a range of open space facilities that will not be met by existing facilities.

After considering site opportunities and constraints together with benchmarks and existing facilities, the SIA identifies that the SSP will need to provide one local multipurpose park of at least 0.3 hectares, in addition to the private communal open space within the development.

The SIA also identifies that one double playing field will be needed in the Cherrybrook Station Precinct – in which most of the demand will be generated from development in the Cherrybrook Station Precinct, outside the SSP.

² Figure for station precinct based on the indicative yield in the 2013 Structure Plan. This figure is also inclusive of the population for the SSP



Table 3: Open space and recreation facilities demand benchmarking

Facility type	Benchmark	SSP 897 residents	Precinct 7,360 residents ³	Current provision / gaps
Open space quantum / proximity	Draft Government Architect NSW Greener Places Design 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. The Hills Shire Council sets a benchmark of a 0.5ha to 1ha local basic park within 400m of housing. 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	N/A	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 For developable government land of 2.48 ha – 0.37 Ha	N/A	No local parks accessible within 400m of site
Multipurpose outdoor courts	Parks and Leisure Australia – 1 court for every 10,000	0 courts	0.7 of a court	High proportion of young people – outdoor courts beneficial
Outdoor fitness stations	Parks and Leisure Australia – 1 fitness station for every 10,000	0 stations	0.7 of a station	None locally provided
Younger playground – 0 to 4 years	Parks and Leisure Australia – 1 for every 500 children aged 0-4 years	0 playgrounds	0.7 of a playground	None required for the SSP
Older playground – 5 to 11 years	1 playground for every 500 children aged 5 to 11 years	0.15 of a playground	1.3 playgrounds	None required for the SSP
Indoor courts	1 court for every 20,000	0 courts	0.4 of a court	None required
Sportsfields / playing fields	1 field for every 4,000 people (in new high-density areas) – The Hills Shire Recreation Strategy, 2019	0.2 of a sportsfield	1.8 sportsfields	None required for SSP, but a double playing field required for Cherrybrook Precinct.

³ Inclusive of the SSP population



Facility type	Benchmark	SSP 897 residents	Precinct 7,360 residents ³	Current provision / gaps
	1 field for every 2,000 people (in established areas)	0.5 of a sportsfield	3.7 sportsfields	None required for the SSP.

Source: Cred Consulting (2022), Cherrybrook Station Government Land State Significant Precinct Social Infrastructure Needs Assessment

Table 4: Open space and recreation facilities needs

Facility type	Location	SSP	Wider Precinct
1 x local multipurpose park of minimum 0.3 to 0.5 ha	SSP within 200m of all dwellings	1 park of minimum 0.3 to 0.5 ha Best practice for a usable park is at least 0.3ha	N/A
Playable elements	within SSP multipurpose park	1 installation	N/A
1 x double playing field to service the Cherrybrook Station Precinct	Cherrybrook Station Precinct	N/A	1.8 playing fields
Fitness equipment	SSP	1 installation	N/A
Communal open space within residential development including community gardens, green roofs, social space.	SSP	Within residential development	N/A

Source: Cred Consulting (2022), Cherrybrook Station Government Land State Significant Precinct Social Infrastructure Needs Assessment

2.2 Community facilities

Community facilities include community centres, libraries, cultural facilities, early education and care (long day care), out of school hours care, primary schools, high schools and hospitals.

The SIA identified community facilities needs using a similar approach to identifying open space needs, that is, based on audits, benchmarks and site analysis. Benchmarking results for community facilities are shown in **Table 5**. Identified community facility needs that are recommended to be delivered in the State Significant Precinct are shown in **Table 6**.

Benchmarking (using various relevant benchmarks) indicates that the future SSP population and future Cherrybrook Station Precinct population will generate demand for a range of community facilities that will not be met by existing facilities.

Community floor space

The SIA identified that the SSP will generate demand for 262m² of community floor space comprising 72m² of community centre floor space and 190m² of library floor space. The Cherrybrook Station Precinct will generate demand for 1,098m² of community floor space.



The SIA recommends that a new multipurpose hub of 1,300m² be provided on the SSP, to address demand from both the SSP and Cherrybrook Station Precinct. While most of the demand for the facility will be generated from development outside the SSP, it recommends the facility be located on the SSP given the site opportunity and its strategic location next to Cherrybrook Station. This is consistent with Council's Draft Community and Cultural Facilities Strategic Plan, including the provision of a multipurpose hub in proximity to public open space.

Other community facilities

The SIA identified that the SSP will also generate demand for 17 early education and care (long day care) places, 28 out of school hours care places, 74 primary school places, 89 high school places and 2.7 hospital beds. Hospital beds would be provided by NSW Health.

The Cherrybrook Station Precinct will generate demand for 154 early education and care (long day care) places, 245 out of school hours care places, 604 primary school places, 729 high school places and 22 hospital beds.

Given the SSP constraints and that most of the demand will be generated outside the SSP in the Cherrybrook Station Precinct, the SIA recommended that this demand be addressed in the Cherrybrook Station Precinct.

Table 5: Community facilities needs benchmarking

Facility type	Benchmark	SSP 897 res	Precinct 7,360 res	Provision / gaps
Multipurpose community centre	80m ² per 1,000 (source: Wollongong, Liverpool, City of Parramatta)	72m ²	590m ²	No community centres within 1km of site. No multipurpose community centres within 2km of site.
Library	State Library of NSW People Places calculator	190m ²	508m ²	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 facilities	0.3 facilities	No cultural facilities within 2km of site.
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 for every 2.7 children aged 5 to 11 years (City of Parramatta)	28 places	245 places	Existing OSHC at schools but future schools will require OSHC facility on site.
Primary school & high school	No benchmark set by NSW Department of Education. Demand based on capacity and opportunity.	74 new residents of primary school age	604 new students of primary school age	Cherrybrook Public School is approximately 2km from the site, and with 903 students (an increase of 11% between 2016 and 2019) is at capacity.
		89 new residents of high school age	729 students	Cherrybrook Technology High School, the nearest public high school, is approximately 2km from the site.



Facility type	Benchmark	SSP 897 res	Precinct 7,360 res	Provision / gaps
		high school age	of high school age	school is approximately 2.5km from the site, it currently has 2,005 enrolments (2019, My Schools).
Hospitals	3 beds per 1,000 people (Growth Centres Commission)	2.7 beds	22 beds	The nearest hospital is around 11 km from the site.

Table 6: Community facilities needs

Community facility type	Demand from SSP	Demand from Cherrybrook Station Precinct
1 x multi-purpose community hub with 1,300m ² of floor space, meeting rooms, program space, hire spaces, storage	262m ² of community floor space consisting of: <ul style="list-style-type: none"> • 72m² of community centre • 190m² library space 	1,098m ² of community floor space consisting of: <ul style="list-style-type: none"> • 590m² of community centre space • 508m² of library space
New primary school places	74 spaces for new students between primary school ages (5 to 11 years)	604 space for new primary school students (5 to 11 years)
New high school places	89 spaces for new students at high school age (12 to 17 years)	729 spaces for new high school students (12 to 17 years)

Source: Cred Consulting (2022), Cherrybrook Station Government Land State Significant Precinct Social Infrastructure Needs Assessment

2.3 Roads

SCT Consulting prepared a Traffic and Transport Assessment (**TTA**) to assess the impact of additional development that will be enabled by the SSP on the local and regional road network.

It considered the impact of the SSP development on seven intersections next to or near the SSP under various scenarios in 2026 and 2036 during the morning (am) and evening (pm) 'worst case' peak periods.

The seven intersections are shown in **Figure 4** and comprise:

- Castle Hill Road / Bradfield Parade
- Castle Hill Road / Franklin Road
- Castle Hill Road / County Drive / Highs Road
- Castle Hill Road Edward Bennett Drive / Coonara Avenue
- Castle Hill Road / Glenhope Road
- Bradfield Parade / Robert Road
- Bradfield Parade / Franklin Road.



Figure 4: Intersections assessed in the Transport Assessment: Intersections assessed in the Traffic and Transport Assessment



Source: SCT Consulting (2022), Cherrybrook Station Government Land SSP Traffic modelling outcomes

As outlined in the Department's Study Requirements, several land use scenarios were modelled in addition to the Cherrybrook Station SSP to understand the cumulative impacts of wider land use changes. The scenarios are summarised in **Table 7**.

Table 7: SIDRA modelling scenarios for the future years of 2026 and 2036

Scenario	Description	Existing traffic	Background traffic	SSP traffic	IBM proposal traffic	Cherrybrook Stn Precinct structure plan
FY0	2026 / 2036 Base Case	✓	✓			
FY0-I	2026 / 2036 Base Case (+potential upgrades)	✓	✓			
FY1	2026 / 2036 Base Case + SSP	✓	✓	✓		
FY1-I	2026 / 2036 Base Case + SSP (+potential upgrades)	✓	✓	✓		
FY2	2026 / 2036 Base Case + SSP + IBM Proposal	✓	✓	✓	✓	



Scenario	Description	Existing traffic	Background traffic	SSP traffic	IBM proposal traffic	Cherrybrook Stn Precinct structure plan
FY2-I	2026 / 2036 Base Case + SSP + IBM Proposal (+potential upgrades)	✓	✓	✓	✓	
FY3	2026 / 2036 Base Case + SSP + IBM Proposal + Structure Plan	✓	✓	✓	✓	✓
FY3-I	2026 / 2036 Base Case + SSP + IBM Proposal + Structure Plan (+potential upgrades)	✓	✓	✓	✓	✓

The traffic assessment found the SSP development will generate about 220 vehicle trips per hour during the AM and PM peak hours. The impact these additional trips will have on the seven intersections in proximity of the site for the future years of 2026 and 2036, was determined using a SIDRA network model.

The main results from the TTA are summarised below:

1. Assuming just background traffic and no further development, upgrades to the intersections of Castle Hill Road / County Drive / Highs Road will be required in order for the intersections to operate at a level of service D or better in the PM peak hour in 2036.
2. Adding the SSP's 220 peak hour trips to the network will have a limited impact on the performance of the network regardless of whether the upgrades to address background traffic growth above are implemented.
3. Adding the Cherrybrook Station Precinct Structure Plan traffic results in Castle Hill Road / County Drive / Highs Road intersection operating at a level of service E or worse in the peak hour. Thus, future development in the Cherrybrook Station precinct beyond the SSP would necessitate further upgrades to the intersection by 2036.

Therefore, the TTA considered no additional infrastructure is needed as a result of the SSP development, regardless of whether intersection upgrades are provided at the intersection of Castle Hill Road / County Drive / Highs Road.

The TTA also considered the SSP proposal will have minimal impact on the Movement and Place status of Bradfield Parade, Robert Road and Franklin Road. This is due to the small amount of additional traffic from the SSP that will use each of these vehicular access points.



2.4 Consultation

Consultation has been undertaken with Hornsby Shire Council staff and The Hills Shire Council staff regarding infrastructure matters.

The Hills Shire Council staff were consulted on infrastructure matters through the Project Working Group (**PWG**).

Hornsby Shire Council staff were consulted on infrastructure matters through the PWG and at additional meetings outside the PWG. The additional meetings reflect that the SSP is mainly located within Hornsby Shire Council and infrastructure works proposed on the SSP may be the subject of a future planning agreement.

Feedback received from Hornsby Shire Council staff is summarised as follows:

- advised they support in principle the proposal to provide a community hub on the SSP to meet both the SSP and Cherrybrook Station Precinct demand
- have a level of understanding of the local infrastructure needs generated by the Cherrybrook Station Precinct before discussing potential development contribution offsets
- emphasised the importance of understanding the potential traffic impacts of the proposed development
- raised various issues with the design of the proposed open space, in order to achieve compliance with the Government Architect's Greener Places guideline to ensure the open space is of high standard and usability.

Key issues raised by The Hills Shire Council through the PWG include:

- consideration of site constraints in the delivery of infrastructure
- connections through the SSP to Cherrybrook Station and the broader area
- impacts of cumulative growth on the road network and ensuing the traffic study captures roads and intersections likely to be impacted by the development
- ensuring the quantum of open space addresses the existing shortfalls in West Pennant Hills
- ensuring open space is accessible and all dwellings are within 400m from a park with a minimum size of 5,000m² as required in The Hills Shire Council's Recreation Strategy
- providing an infrastructure schedule and delivery mechanisms
- impacts of a potential future special infrastructure contribution for the Cherrybrook Station SSP.

These issues are discussed in other sections of this report.



3 Infrastructure delivery strategy

This section summarises the future development's infrastructure requirements and how they can be met, including the preferred mechanism for addressing the requirements – i.e. a planning agreement with Hornsby Shire Council.

3.1 Open space and recreation

Open space to be provided on the SSP

The SIA identified that the SSP will need to provide one local multipurpose park of at least 0.3ha and one fitness station and one playable element installation in addition to private open space within residential development.

The Reference Scheme for the SSP includes 12,945m² of public open space on the SSP. This comprises approximately 1250m² for a village square, 3,250m² for community gathering space, and 8,450m² for an environmental space. The village square and community gathering space are proposed to be zoned B4 Mixed Use. The environmental space is proposed to be zoned RE1 Public Recreation.

A site-specific clause is proposed to be inserted in the Hornsby LEP 2013 to be amended via the SSP process requiring that development consent must not be granted to future development unless a minimum of 3,000sqm of land zoned B4 Mixed Use is to be provided for public open space and a design guide is prepared. This will help provide additional assurance that the open space will be provided, in addition to any planning agreement. As part of the delivery of this public open space, Landcom's preference is to dedicate the proposed public open space including any associated RE1 zoned land to Council.

The provision of the open space should be the subject of a planning agreement. This is further discussed in **section 3.7** of this report.

Landcom has advised that staging including delivery of the open space is still to be determined and is subject to future planning and divestment stages of the project.

Open space costs are included in the infrastructure schedule in **section 3.4** of this report.

Provision of playing fields in the Cherrybrook Station Precinct

The SIA identified that 1.8 of a double playing field will be needed. The demand for the double playing field will be generated from development throughout the Cherrybrook Station Precinct including the SSP.

Site constraints mean it is not practical to provide a double playing field within the SSP and it will therefore need to be provided outside the SSP, potentially in the Cherrybrook Station Precinct.

Hornsby Shire Council's current development contributions plan includes various upgrades to existing playing fields, such as converting existing turf fields to synthetic fields, but it does not include the acquisition of land for new playing fields. Additionally, it does not address the playing field demand from future development in the Cherrybrook Station Precinct.

The provision of new playing fields within the Cherrybrook Station Precinct is challenging because:



- Playing fields require a large area of land but this may not be the most efficient use of land close to the metro station
- Playing fields require level/flat land yet much of the land in the Cherrybrook Station Precinct is steep and not suitable for playing fields, particularly on the southern side of Castle Hill Road
- Land is expensive and the large area of land needed means the cost of acquiring the land will be significant, which may not be the optimum use of finite funds.

For these reasons, a more practical strategy may be to provide new playing field capacity outside of the Cherrybrook Station Precinct using local infrastructure contributions collected from development inside the Precinct. This could include upgrading existing facilities, for example, converting existing turf fields to synthetic fields, and/or acquiring land for new playing fields.

A complementary strategy that may also help to achieve efficiencies would be for the councils to negotiate shared access to existing sporting fields that are part of public and private schools in the area. The relevant councils will need to determine their preferred strategy to address playing field needs.

3.2 Community facilities

A new community hub to be provided on the SSP

The SIA found the SSP will generate demand for 262m² of community floor space comprising 72m² of community centre floor space and 190m² of library floor space. The Cherrybrook Station Precinct will generate demand for 1,098m² of community floor space.

Landcom proposes to provide a new 1,300m² community hub on the SSP to address both the SSP demand and the larger demand from the Cherrybrook Station Precinct. This is consistent with the SIA recommendation given the site's strategic location next to a metro station and the opportunity presented by the SSP redevelopment. It is also consistent with Hornsby Shire Council's Draft Community and Cultural Facilities Strategic Plan 2021 which identifies the benefits of co-locating community facilities and public open space.

Hornsby Shire Council staff indicated their in-principle for support locating the proposed community hub on the SSP. The facility would likely be constructed by a future developer, dedicated to Council and then owned and operated by Council as a publicly owned and operated facility. The details of these arrangements should be formalised through a planning agreement (refer **section 3.7**).

The timing for provision of the community hub will be related to the timing of the SSP development. As noted, staging is still to be determined and is subject to future planning and divestment stages of the project.

Schools

As previously identified, the SSP will also generate demand for 74 primary school places and 89 high school places. The Cherrybrook Station Precinct will generate demand for 604 primary school places and 729 high school places.



School Infrastructure NSW provided preliminary advice stating the additional demand can be met by upgrades to existing schools and that a new school in either the SSP or Cherrybrook Station Precinct is not required.

There is no existing or current proposed SIC requiring contributions to upgrades to existing schools. The upgrade cost may be expected to be met through existing NSW budget processes.

Early education and care

As previously identified, the SSP will generate demand for 17 early education and care (long day care) places and 28 out of school hours care places. The Cherrybrook Station Precinct will generate demand for 154 early education and care places and 245 out of school hours care places.

The SIA considered that new out of school hours care places may need to be delivered as part of future upgrades to existing schools.

Demand for long day care places can be met by market delivery of upgraded or new long day care centres, for example, by non-profit or for-profit providers.

Council's existing development contributions plan does not include any childcare centres and likely assumes demand will be met through private child care providers.

3.3 Roads

Discussions held with Council staff about infrastructure issues were held prior to the TTA being available. At the time, Council staff emphasised the importance of understanding the traffic impact of development in the SSP and Cherrybrook Station Precinct, the cost of traffic works to address this impact, and the need for an appropriate strategy to fund the costs.

As outlined in **section 2.3**, the TTA found the SSP development will have negligible impact on the road network and no additional infrastructure is needed because of the SSP development, either in or outside the SSP.

The TTA also considered the SSP proposal will have minimal impact on the Movement and Place status of Bradfield Parade, Robert Road and Franklin Road. This is due to the small amount of additional traffic from the SSP that will use each of these vehicular access points.

The TTA references assessment made on behalf of DPE for the Cherrybrook Place Strategy for background traffic growth, noting that infrastructure upgrades have been identified at the currently poorly performing intersection of Castle Hill Road / County Drive by 2036.

Transport for NSW would be responsible for funding and delivering the upgrade works and will need to decide what if any works it will commit to delivering. If Transport for NSW commits to delivering the works they could be funded through the NSW Budget process and/or a clause (included as part of any future changes to planning controls for the SSP and/or the Cherrybrook Station Precinct) requiring the Secretary's concurrence to be obtained confirming the need for any additional designated State public infrastructure has been addressed. Such a clause applying solely to the SSP is not recommended as the TTA found the SSP development will have a very small impact on the operation of the road network.



3.4 Infrastructure schedule

An infrastructure schedule listing the works proposed based on the Reference Scheme and their associated land and capital cost is shown in **Table 7**. Works proposed as part of the reference scheme to meet the demands of the SSP development could include 12,945m² of local public open space, and a new community hub of 1,300m². The 1,300m² community hub is capable of meeting the demands of the SSP development and the Cherrybrook Station Precinct.

The total cost of the works is estimated at approximately \$24.9 million. Land and capital costs have been derived by Landcom from a land valuation study and quantity surveyor study commissioned by Landcom in 2020. It would be expected that land values and capital costs would have increased in the time elapsed since these studies were undertaken.

The estimated costs are based on the dollar per square metre rates provided in the land valuation study and quantity surveyor reports and the approximate areas of works and facilities in SSP Reference Scheme. The Reference Scheme is subject to change and costs will need to be adjusted accordingly.

Table 7: Infrastructure costs schedule⁴

Land			
Description	Approximate Area (m ²)	Rate (\$/m ²)	Estimated cost (2020 \$)
Multi-purpose community hub	1,300 m ²	\$4,000/m ²	\$5,200,000
Central open space (village square plus community gathering space)	4,500 m ²	\$425/m ²	\$1,912,500
Environmental space around pond	6,700 m ²	\$150/m ²	\$1,005,000
		Total	\$8,117,500
Works			
Description	Approximate Area (m ²)	Rate (\$/m ²)	Estimated cost (2020 \$)
Multi-purpose community hub (cold-shell)	1,300 m ²	\$3,326/m ²	\$4,323,800
Central open space (village square plus community gathering space)	4,500 m ²	\$911/m ²	\$4,099,500
Environmental space around pond	6,700 m ²	\$1,246/m ²	\$8,438,200
		Total	\$16,771,500
	Total (land and works)		\$24,889,000

⁴ Rates and costs are based on 2020 values / estimates. If Landcom seeks to enter into a planning agreement as recommended in this report, the value of any offsets against local infrastructure contributions would need to be adjusted (indexed) for inflation. A clause to this effect could be included in the planning agreement.



3.5 Feasibility

The Department's Study Requirements for the SSP (item 14.3 in **Table 1**) require a feasibility analysis of future development to contribute towards local, State and regional infrastructure.

The local infrastructure contributions applying to future development on the SSP are not known. This is because Council is awaiting the findings of the Department for the Cherrybrook Station Precinct before it can prepare a s7.11 contributions plan.

However, there are other contributions plans that have been adopted by The Hills Shire and Hornsby Shire Councils for station walking catchments along the metro line. These are useful proxy plans to estimate the contribution rates that may apply in the Cherrybrook Station Precinct.

These plans include the Hornsby Shire Council's *Section 7.11 Contributions Plan 2020-2030* which applies to development applications lodged under the current land use zoning. This plan's contribution rates are well over the \$20,000 per dwelling contributions cap. Even though such rates cannot currently be levied at the SSP site, the uncapped rates have been used to provide a conservative view on the value of the Landcom infrastructure offer.

When applying the rates used in these plans, the local infrastructure contributions range between about 5 per cent to 9 per cent of the cost of the Reference Scheme. Excluding the lower outlier rate (that is, rate charged under the Hills Showground Contributions Plan) the average contributions are between \$18,000 and \$21,000 per dwelling (refer to **Table 9**).

Table 9: Cherrybrook Station SSP contributions comparison

Estimated cost of development for the Cherrybrook Station SSP	\$108,925,000 [^]		
Estimated local infrastructure contributions using proxy contributions plans**	\$ total	\$ rate per dwelling equivalent*	% of development cost
Hills Shire CP 17 - Castle Hill North (IPART-approved)	\$9,114,253	\$20,528	8.5%
Hills Shire CP 19 - Hills Showground	\$5,522,755	\$12,439	5.1%
Hornsby Shire Council Section 7.11 Development Contributions Plan 2020-2030	\$8,148,120	\$18,352	7.5%
Estimated cost of local infrastructure to be provided by developer in the Cherrybrook Station SSP (both land and works)	\$24,889,000	\$63,818	22.8%
Estimated cost of local infrastructure to be provided by developer in the Cherrybrook Station SSP (works only)	\$16,771,500	\$43,004	15.4%

[^] development cost based on the Reference Scheme GFA, a construction cost of \$2,500 per m2 of GFA, an estimated need for 376 basement parking spaces recommended by the SCT traffic analysis, and a cost of \$45,000 per basement space

* rates for proxy contributions plans incorporates contributions for non-residential floor space, and assumes a dwelling size split of 1 bed dwellings (20%), 2 bed dwellings (70%), and 3 bed dwellings (10%)

** assumes the current \$20,000 per dwelling contribution cap does not apply



By comparison, the value of infrastructure proposed to be provided on the SSP by Landcom is significantly greater, that is, around \$63,000 per dwelling equivalent if land costs are included in the calculation; or around \$43,000 per dwelling equivalent if only works costs are included in the calculation.

The full value of the infrastructure proposed to be provided by the SSP development - up to 23% of the cost of the development - is more than double the value of the monetary s7.11 contributions that might otherwise be imposed on development approvals on the SSP.

The facilities that are to be provided will serve future developments well beyond the SSP. For instance, it is anticipated that the SSP resident population will be one seventh of the ultimate Cherrybrook Station Precinct population, yet the community hub has been designed to serve the whole Cherrybrook Station Precinct.

The overall value and broad public benefit of the infrastructure offered presents a compelling case for Sydney Metro and Landcom to negotiate a planning agreement with Hornsby Shire Council. Such an agreement would require the infrastructure to be provided either by Landcom (or assigned by agreement with the Council to another future developer), in exchange for the offset of section 7.11 monetary contributions.

Without substantial section 7.11 offsets it is unlikely that the development including the infrastructure offer would be viable, given that on the most conservative assessment (that is, excluding land value) the cost of the local public infrastructure would be approximately 15 per cent of the development cost. This is much higher than the 5 to 9 per cent required from other developments along the Metro North West Line.

3.6 Maximising social outcomes

The Department's Study Requirements (item 12.6 in **Table 1**) require recommendations for opportunities to maximise positive social outcomes for neighbouring and likely future communities through the project. This includes measurable targets to demonstrate how the project will address the needs of neighbouring and future communities and include measures that are tangible, timely and effective, and within the ability of the applicant (alone or in partnership) to deliver.

The SIA includes discussion on needs of the communities. The measurable targets are the planning benchmarks and the commitment to the provision of exceeding those targets by the onsite facilities delivered by Landcom or a future developer, or both.

Social outcomes will be maximised by the project providing a multipurpose community facility and local public open space. The following factors will lead to this area becoming a thriving urban place:

- the northerly aspect of the community facility interfacing with the open space
- the central location adjacent to the metro station where many people regularly visit or pass through

Co-locating the community hub and public open space next to each other is also consistent with Council's Draft Council's Draft Community and Cultural Facilities Strategic Plan.

The proposed community hub will meet the needs of not only the SSP but, over time, the redeveloped Cherrybrook Station Precinct. Of the 1,300m² proposed, 262m² relates to the needs of the SSP. Over 1,000m² will be provided to meet the demands of other developments. Similarly, the



proposed local open space provision is well above the minimum 3,000m² needed by the development.

3.7 Formalising infrastructure contributions and commitments

Landcom and Council staff discussed the section 7.11 local developer contributions that would apply to the future development on the SSP. Council officers advised that:

- While the current *Section 7.11 Contributions Plan 2020-2030* applies to the land comprising the SSP, the infrastructure in it has not accounted for the additional population anticipated from development on the SSP or the Cherrybrook Station Precinct.
- Council will not be in a position to prepare a contributions plan that addresses the extra infrastructure demands arising from SSP and Cherrybrook Station Precinct development until the Department completes its planning strategy for the Cherrybrook Station Precinct. A draft version of the strategy is intended to be publicly exhibited concurrently with the SSP application and is likely to contain infrastructure actions and strategies for the wider Cherrybrook Station Precinct.

The timeline for a contributions plan that addresses the SSP is difficult to forecast with any accuracy as:

- Council's views on the infrastructure in the Department's forthcoming Cherrybrook Station Precinct – particularly the infrastructure to be funded by contributions are unknown
- the contributions plan will require selection and costing of works and will need to be publicly exhibited
- depending on the residential contribution rates, the contributions plan may need to be referred to IPART for review (plans that require contributions greater than \$20,000 per dwelling require IPART review).

Certainty can be achieved by either Council adopting a revised contributions plan, or by Sydney Metro and Landcom negotiating a planning agreement with Council.

In discussions, Council staff expressed interest in negotiating an agreement prior to contributions plan formulation, but only if the infrastructure offer represented value over and above what would be received through standard section 7.11 contributions.

To streamline agreement negotiations, it is recommended that Sydney Metro / Landcom:

- formally advise the Council that it is intending to prepare an offer to enter into a planning agreement for local infrastructure associated with the SSP
- provide greater details to Council about the proposed open space and community facilities including concept plans, materials, general specifications, photomontages, etc.
- prepare a draft heads of agreement, listing the matters to be addressed and negotiated including as a minimum:
 - timing and staging of the open space and community hub
 - specifications for the proposed works
 - future ownership and management responsibilities



- offset or reduction of the s7.11 contributions recognising that Landcom's provision of local open space and a full size community facility would relieve the Council of providing similar facilities from contributions.

3.8 Overview infrastructure delivery schedule

This Infrastructure Delivery Strategy outlines what infrastructure will be needed by the SSP development, what infrastructure is proposed in the reference scheme, and a recommended strategy for delivering it.

In summary, the reference scheme for the SSP includes 12,945m² of local open space to meet the demands of the SSP development, and a new community hub of 1,300m², to meet the demands of the SSP development and the Cherrybrook Station Precinct.

To secure the delivery of the proposed open space and community hub, it is recommended Sydney Metro and Landcom progress discussions with Hornsby Shire Council about a potential planning agreement.

Other infrastructure needs, for example, related to playing fields and additional school places, are more appropriately addressed outside the SSP.

Table 10 provides an overview of the anticipated infrastructure requirements emanating from the development of the land, the responsibilities for provision, and preferred funding and delivery mechanism. In some cases the provision is not dependent on the SSP but rather the development of the Cherrybrook Station Precinct. The timing for provision of each item is dependent on SSP rezoning approval and the divestment program, and so cannot be determined at this stage.



Table 10: Example of Infrastructure delivery schedule based on SSP reference scheme and SIA findings

Infrastructure item	Responsibility for provision	Funding / delivery mechanism	Responsibility for operation	S7.11 Essential Works List?	Timing for delivery
Multi-purpose community hub (including library) - 1,300 m ² GFA	Landcom (or assigned to developer purchasing SSP)	Planning agreement with Hornsby Shire Council	Council	No	TBD
Central open space (village square plus community gathering space) – 4,500 m ² area	Landcom (or assigned to developer purchasing SSP)	Planning agreement with Hornsby Shire Council	Council	Yes (land and works)	TBD
Environmental open space - 8,445 m ² area	Landcom (or assigned to developer purchasing SSP)	Planning agreement with Hornsby Shire Council	Council	Yes (land and works)	TBD
Playable elements	Landcom (or assigned to developer purchasing SSP)	Planning agreement with Hornsby Shire Council	Council	Yes	TBD
Fitness equipment	Landcom (or assigned to developer purchasing SSP)	Planning agreement with Hornsby Shire Council	Council	Yes	TBD
Communal open space within residential development including community gardens, green roofs, social space.	Landcom (or assigned to developer purchasing SSP)	Development approval condition of consent	Developer / future landowners	Not applicable (not public local infrastructure that can be funded from s7.11 contributions)	TBD
Double playing field to service the Cherrybrook Station Precinct	Hornsby Shire Council or The Hills Shire Council	Local infrastructure contributions*	Council	Yes (land and works)	TBD
New primary school places (74 places)	Schools Infrastructure NSW	State Budget allocation	State	Not applicable	TBD



Infrastructure item	Responsibility for provision	Funding / delivery mechanism	Responsibility for operation	S7.11 Essential Works List?	Timing for delivery
New high school places (89 places)	Schools Infrastructure NSW	State Budget allocation	State	Not applicable	TBD
Early education and care – long day care (17 places)	Private provider	Market driven	Private operator	Not applicable	TBD
Out of school hours care (28 places)	Private providers	Market driven	Private operator	Not applicable	TBD
Hospital beds (3 beds)	NSW Health	State Budget allocation	State	Not applicable	TBD
Roads – upgrade of Castle Hill Road / County Drive (required for Cherrybrook Station Precinct)	Transport for NSW	State Budget allocation	State	Not applicable	TBD

*From applicable development on land to which the relevant contribution plan applies. This includes development in the Cherrybrook Station Precinct and, depending on the extent of any local infrastructure contributions offsets included in the future planning agreement, potentially development in the SSP.



3.9 NSW infrastructure contributions reforms

The NSW Government is in the process of implementing recommendations made by the NSW Productivity Commissioner in 2020 to reform the infrastructure contributions system. The purpose of these reforms is to make the system more certain, transparent, simple, efficient and consistent.

Various documents covering the different aspects of the reforms have been exhibited. Additionally, enabling legislation to effect key aspects of the reforms was introduced into the NSW Parliament in June 2021. The government was aiming to commence the new system in July 2022, however this is unlikely given that draft legislation is not likely to be debated again in the parliament until at least August 2022.

Key components of the draft exhibited reforms and their potential implications to the SSP are summarised in the table below.

Table 11: Exhibited draft NSW infrastructure funding reforms and their relevance to SSP

Reform	Summary of reforms	Key SSP implications
Section 7.11 contributions	<p>Essential works list (EWL) applied to all section 7.11 plans and not just plans which exceed the IPART threshold for plan review. The government has since stated there would be no change to existing essential works arrangements until a review of the draft policy in 2025.</p> <p>IPART review of draft contributions plans 'by exception'</p> <p>Works must be development-contingent and efficiently designed</p> <p>Benchmark costs are to be used except where this produces unreasonable estimates</p> <p>Value for money assessment required</p> <p>Plans to be reviewed every 4 years</p> <p>Plans to be prepared using a template on the Planning Portal</p>	<p>This Infrastructure Delivery Strategy recommends Landcom commence discussions with Council about a potential planning agreement. This would negate the need for a local infrastructure (section 7.11) contribution plan to be prepared for the SSP.</p> <p>If a planning agreement is not agreed / entered into, a local infrastructure contribution plan may need to be prepared.</p> <p>While the Government has deferred consideration of the proposed EWL changes for three years, if they are adopted as exhibited then s7.11 contributions could not be used to fund the capital cost of the community facility proposed as part of the SSP.</p>
Section 7.12 contributions	<p>s7.12 levies renamed 'local levy conditions'</p> <p>Maximum rates to apply to various development types, instead of the current percentage cost of development</p> <p>Rates meant to reflect 3 per cent of development cost for residential development and 1 per cent of the development cost of commercial, industrial and other development</p>	<p>This Infrastructure Delivery Strategy recommends Landcom commence discussions with Council about a potential planning agreement. This would negate the need for a local infrastructure (section 7.12) contribution plan to be prepared for the SSP.</p>



Reform	Summary of reforms	Key SSP implications
	Differential rates for Greater Sydney and regional NSW	
Contributions plans and planning proposals	<p>Residential planning proposals must demonstrate the efficient use of land proposed for public open space, drainage purposes or public facilities</p> <p>Planning proposal authority is to endeavour to ensure that a draft contribution plan is prepared in sufficient time to enable the plan to be exhibited at the same time as the planning proposal, or as soon as possible after the planning proposal is placed on exhibition.</p> <p>Development cannot be approved on land unless there is a contributions plan in place, or the developer has entered into a planning agreement, or 6 months has passed since the rezoning took effect.</p>	<p>This Infrastructure Delivery Strategy recommends Landcom commence discussions with Council about a potential planning agreement. This would negate the need for a local infrastructure contribution plan to be prepared for the SSP.</p> <p>If a planning agreement is not agreed / entered into, and the proposed changes take effect, the planning proposal authority would need to endeavour to ensure that a draft contribution plan is prepared in sufficient time to enable the plan to be exhibited at the same time as the planning proposal, or as soon as possible after the planning proposal is placed on exhibition.</p> <p>The information in this Infrastructure Delivery Strategy would assist Council with determining whether to prepare a s7.11 plan or s7.12 plan and preparing the plan. This includes the works schedule, estimated costs, and apportionment of demand.</p>
Regional infrastructure contributions (RIC)	<p>Will be applied by a SEPP</p> <p>Base contribution varies according to region</p> <p>May also include additional transport and/or strategic biodiversity components</p> <p>Will not apply to areas subject to a current SIC or a State VPA - SIC areas will eventually be brought into the new RIC system</p> <p>RIC payable on new dwellings (includes dwellings that are demolished and replaced), new non-residential floor space (including replacement floor space) and change of use floor space</p> <p>Rates indexed to Road and Bridge Construction (NSW) PPI</p> <p>Existing SIC credits can be used to settle RIC credits</p> <p>RIC can be settled via land dedication or works in kind under an Infrastructure Delivery Agreement (IDA) – However the process for getting land or works values applied as off sets to RICs unclear.</p> <p>RIC funds may be applied to public amenities or public services, including infrastructure that enhances public</p>	<p>If the exhibited RIC as currently contemplated commences before the SSP development is approved, it is likely that a RIC would be imposed on the SSD.</p>



Reform	Summary of reforms	Key SSP implications
	open space or the public domain, affordable housing, transport infrastructure, regional or State roads, measures to conserve or enhance the natural environment.	
Transitional arrangements	<p>Note: these timings are now likely to drag because of delays in the passage of enabling legislation:</p> <p>Existing contributions plans and contributions plans exhibited or approved before 1 July 2022 are to be reviewed and re-made prior to 1 July 2024, however councils will be allowed to apply for an extension</p> <p>Contributions plans made after 1 July 2022 to be reviewed at least every 4 years from the date the contributions plan is approved</p> <p>The \$20,000/dwelling \$30,000/dwelling triggers for IPART reviews will remain in place until at least July 2025</p> <p>The proposed requirement for all s7.11 plans to contain only essential works list items will not commence until at least July 2025</p> <p>SIC WIKAs entered into before 1 July 2022 will be unaffected (including carry over of SIC WIKAs offsets to the new RIC framework)</p> <p>RIC payment discount of 50% will apply until 1 July 2023, and then a 25% discount will apply until 1 July 2024.</p>	<p>This Infrastructure Delivery Strategy recommends Landcom commence discussions with Council about a potential planning agreement.</p> <p>The draft exhibited transitional arrangements for local infrastructure contributions would only be relevant if Landcom does not seek to enter into a planning agreement and the draft exhibited transitional arrangements commence.</p>
Rate peg reforms	Introduce a population growth factor in the annual rate peg from July 2022.	This may impact Council's rate revenue and capacity to use this to fund capital works costs. Council would be responsible for undertaking this analysis.

3.10 Conclusion

This Infrastructure Delivery Strategy outlines what infrastructure will be needed to support development in the Cherrybrook Station SSP site and what infrastructure items could be included as part of the proposed reference scheme. This report also provides a recommended strategy for delivering these works and the groups responsible for their delivery.

In summary, works proposed as part of the reference scheme that could be provided in the SSP include 12,945m² of local open space, to meet the demands of the SSP development, and a new community facility of 1,300m², to meet the demands of the SSP development and the Cherrybrook Station Precinct.



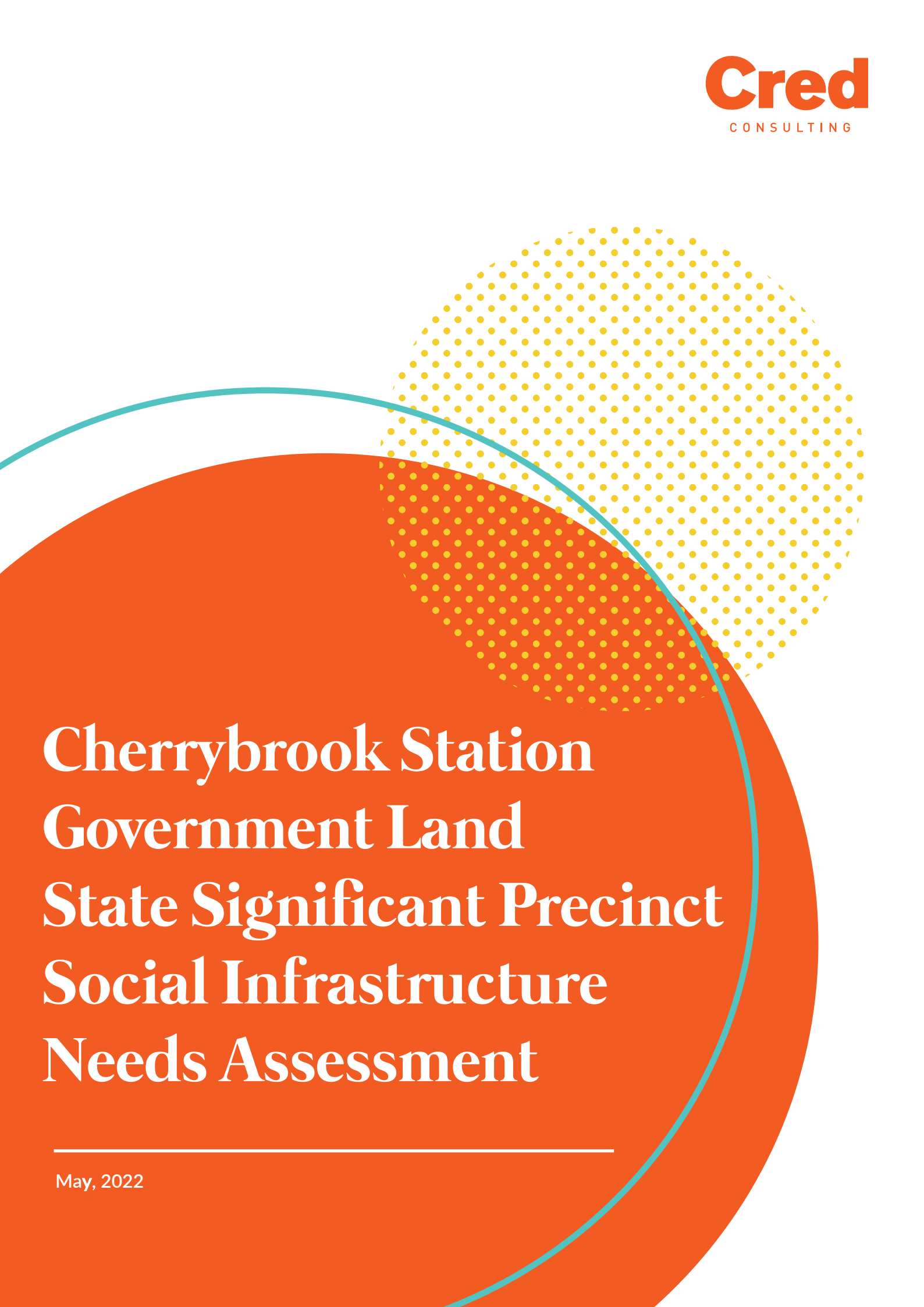
To secure the delivery of the proposed open space and community facility, it is recommended Landcom progress discussions with Hornsby Shire Council about a potential planning agreement, including future ownership arrangements.

The possible inclusion of a site-specific clause in the Hornsby LEP 2013 requiring that development consent must not be granted unless the required open space is delivered will also help to ensure the proposed open space is delivered.

Other infrastructure needs, for example, related to playing fields and additional school places, are more appropriately addressed outside the SSP.



Appendix A: Social Infrastructure Needs Assessment

The background features a large orange circle on the left and a smaller circle with a yellow dot pattern on the right. A teal arc curves across the middle of the page.

Cherrybrook Station Government Land State Significant Precinct Social Infrastructure Needs Assessment

May, 2022



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

- Margaret J Wheatley

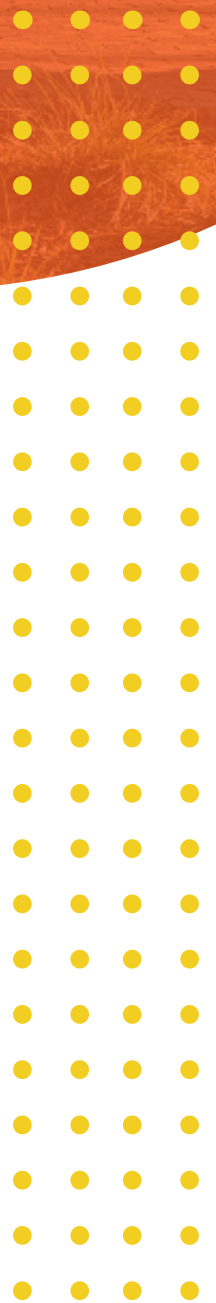


Report title: Cherrybrook Station Government
Land State Significant Precinct Social
Infrastructure Needs Assessment

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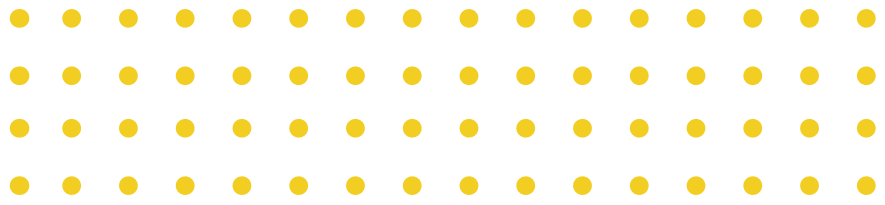


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Executive summary

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 24,790m². 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 76m² of community floor space for the State Significant Precinct population, and 590m² 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 190m² of library floor space for the site, and 508m² 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>1 x multi-purpose community hub (community centre & library) that would service the State Significant Precinct (dependent on deliverability):</p> <p>As per Council's Draft Community and Cultural Facilities Strategic Plan 2020, deliver 1,300m² floor space with ground floor access :</p> <ul style="list-style-type: none"> - Library with quality study space/lounge area - Multipurpose venue for hire/hall - Storage - Meeting rooms/program space - Co-working/ study spaces, and - Connected to outdoor space. 	<p>262m²</p> <ul style="list-style-type: none"> • 72m² community centre • 190m² library 	<p>1,098m²</p> <ul style="list-style-type: none"> • 590m² community centre • 508m² library
<p>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.</p> <p>Should include:</p> <ul style="list-style-type: none"> - Multi-use half court/hard surface area for tai chi - Ping pong tables - Seating, and - Designed for a mix of children, young people, and dog walkers 	<p>1 park of minimum 0.3ha to 0.5 ha based on local and state policies' benchmarks.</p>	<p>N/A</p>
<p>Playable elements - 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>Fitness equipment - 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>Communal open space 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.

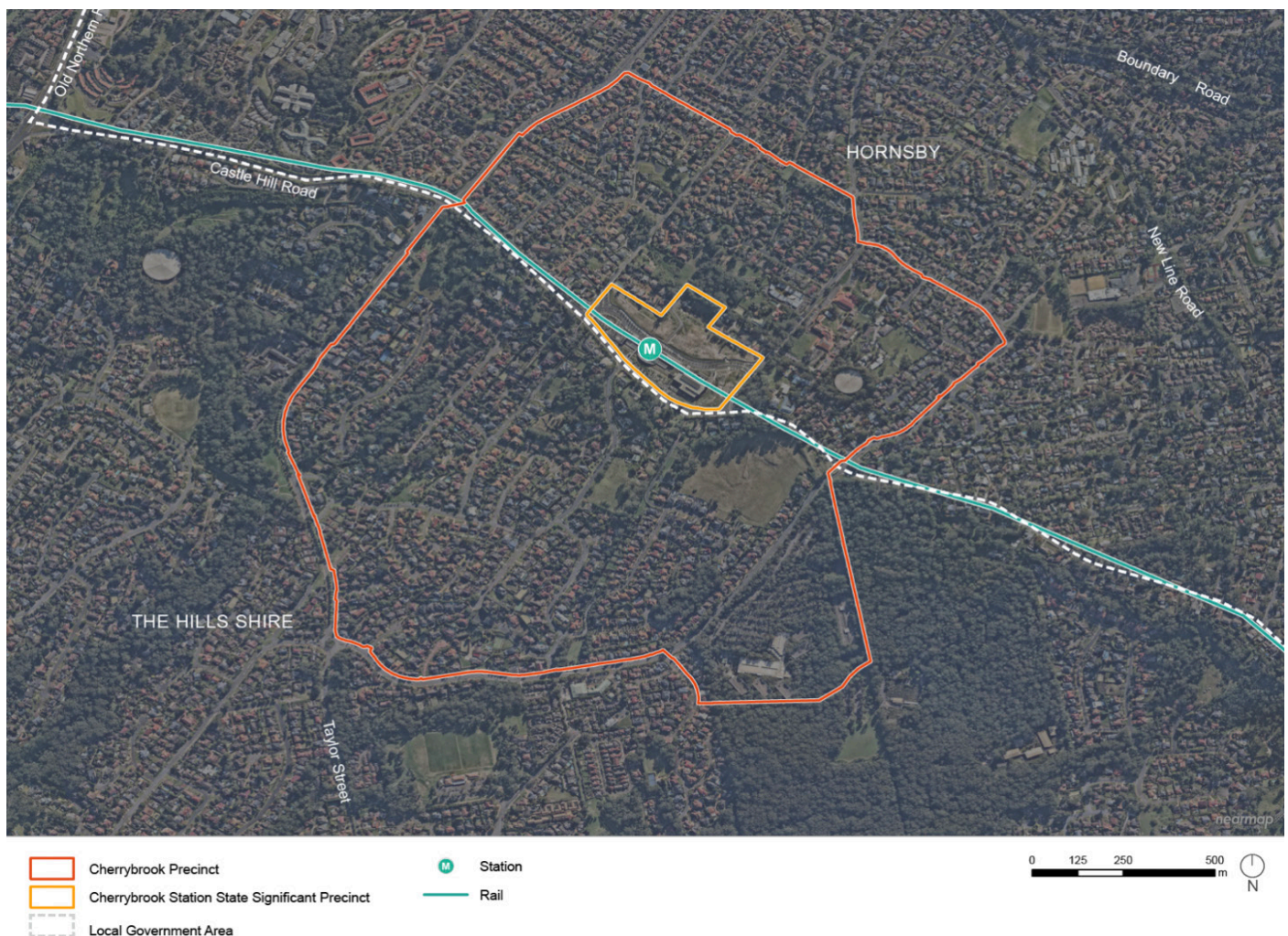


Figure 3 - Cherrybrook Precinct and Cherrybrook Station State Significant Precinct (subject of this proposal)
Source: NSW Department of Planning & Environment

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 33,350m² 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 1,300m²
- Approximately 3,200m² of retail GFA
- Over 1 hectare of public open space, comprising:
 - A village square with an area of approximately 1,250m², flanked by active retail and community uses.
 - A community gathering space with an area of approximately 3,250m².
 - An environmental space around the pond and Blue Gum High Forest with an area of approximately 8,450m².
 - 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.

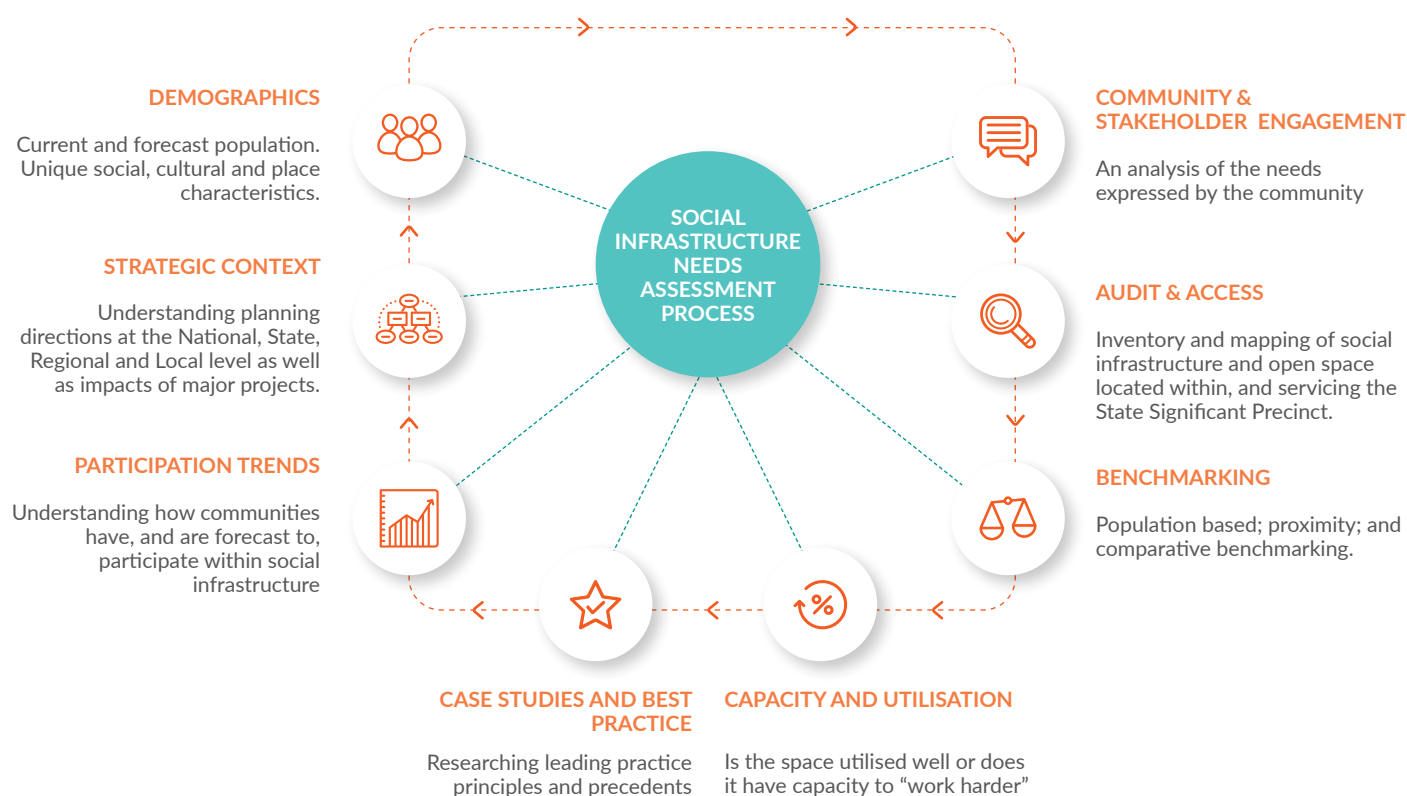
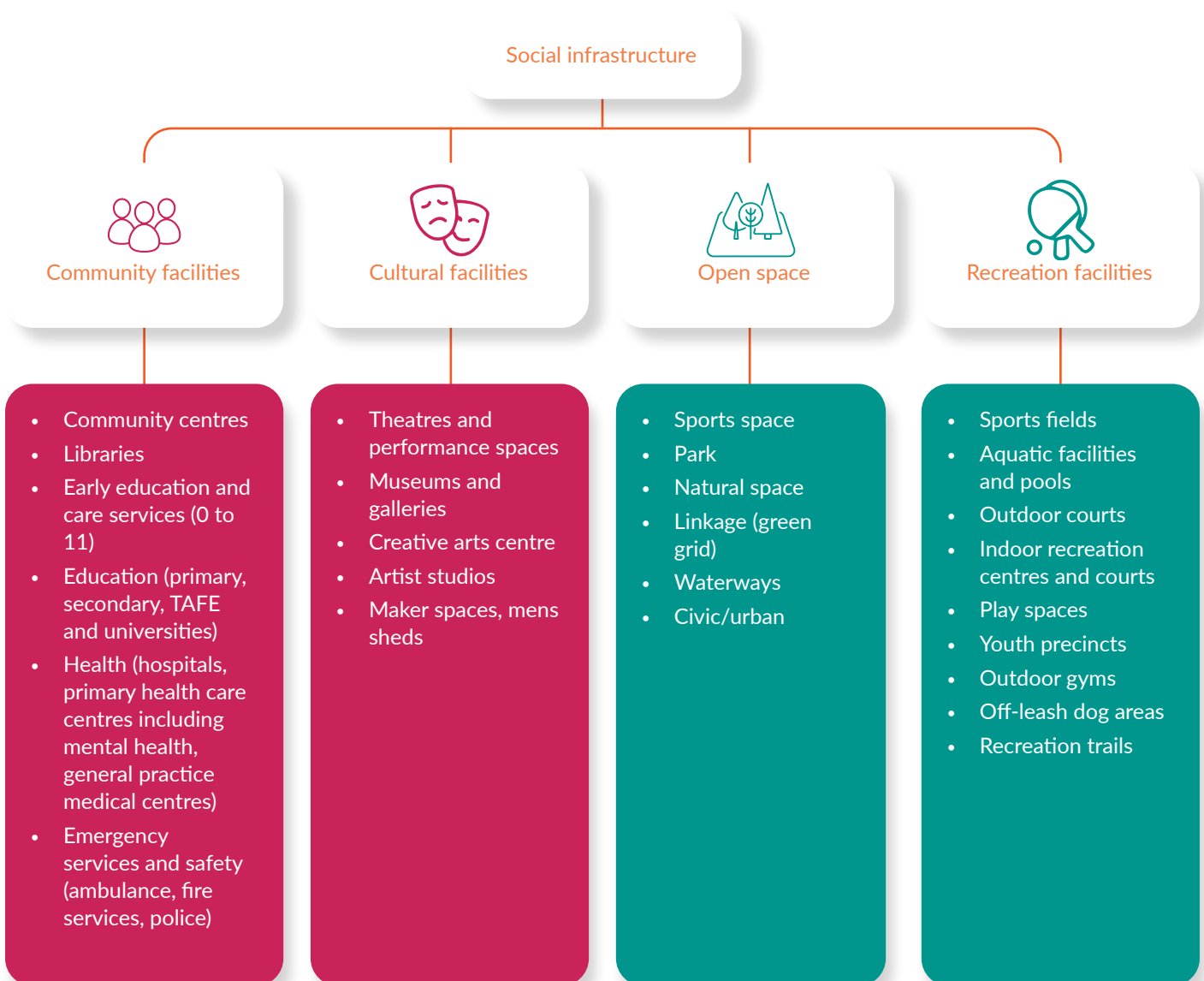


Figure 5 - Indicators of social infrastructure needs (source: Cred Consulting)

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:

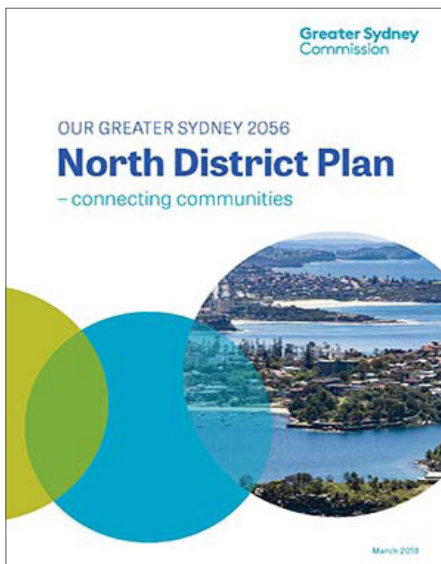
- Schools - community members largely spoke positively of schools around Cherrybrook. A common concern was that schools were already over-crowded and any increase in population would exacerbate this problem.
- Retail and commercial - most community members suggested that an improved retail and commercial 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



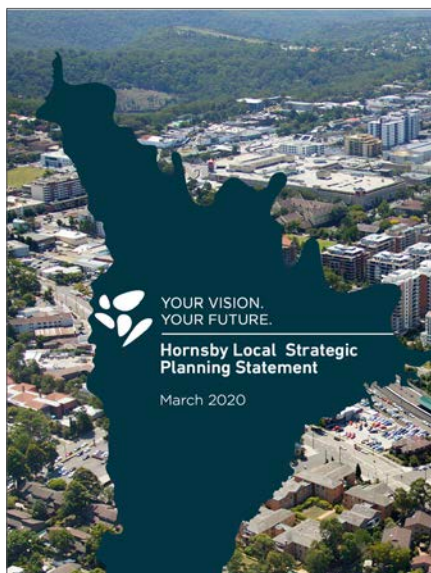
The Draft Greener Places Design Guide provides information on how to design, plan, and implement green infrastructure in urban areas throughout NSW. The draft guide provides a consistent methodology to help State and local government, and industry create a network of green infrastructure. The Guide responds 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
Population overview					
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
Age overview					
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.

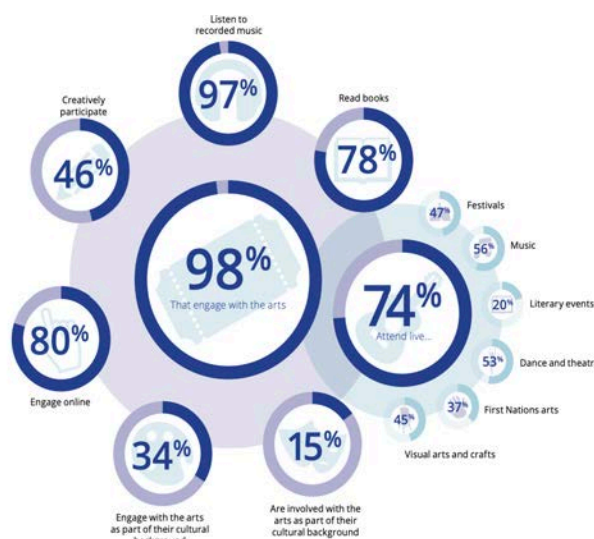


Figure 8 - Australia Council for the Arts. 2017. The National Arts Participation Survey.

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.

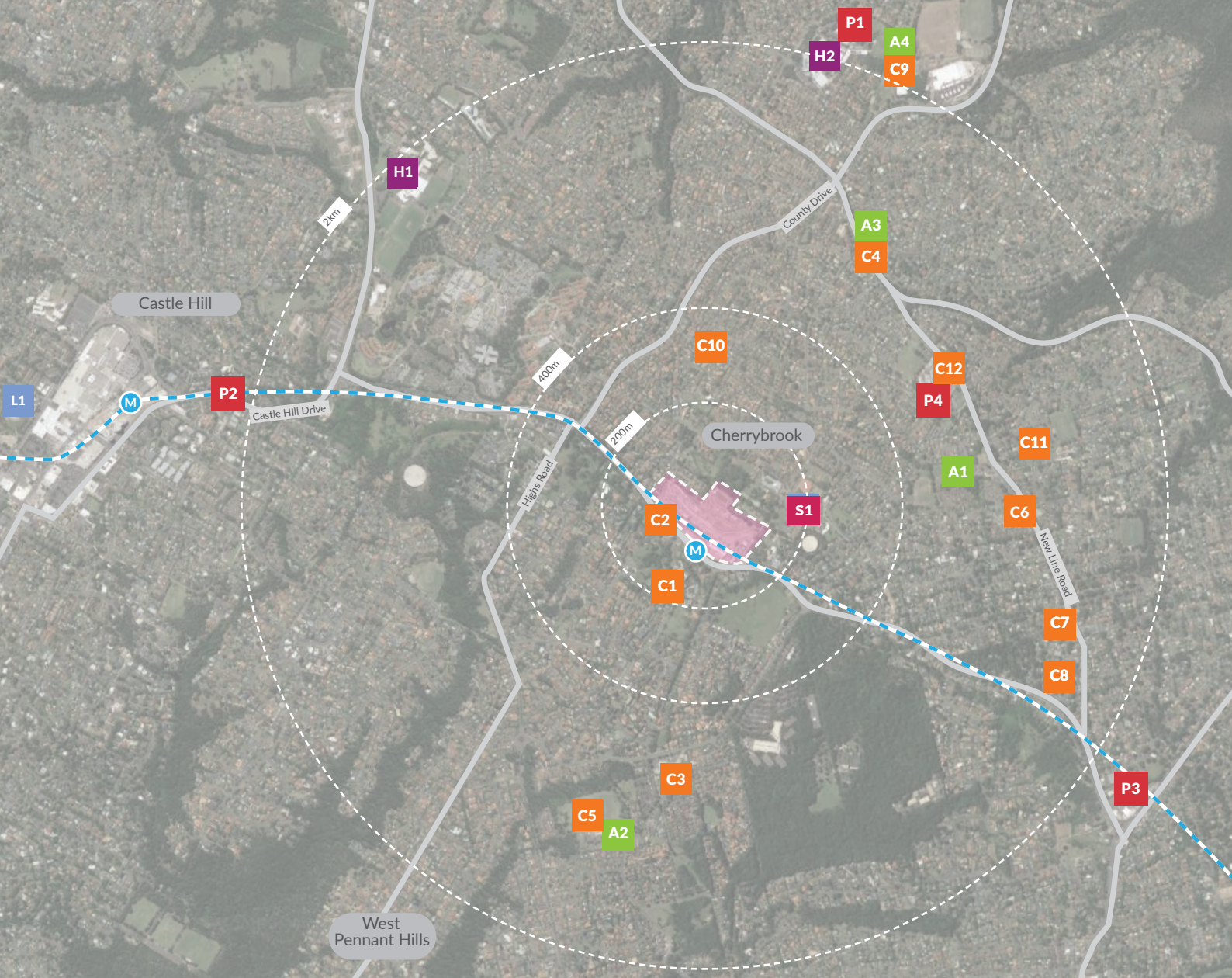


Figure 9 - Audit of existing community facilities with 2km of the State Significant Precinct

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 80m² 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 72m² of community floor space for the site, and 590m² for the broader Cherrybrook Precinct.
- Delivery of 190m² of library floor space for the site, and 508m² 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 897 people	Cherrybrook Precinct 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 1,100m² 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.

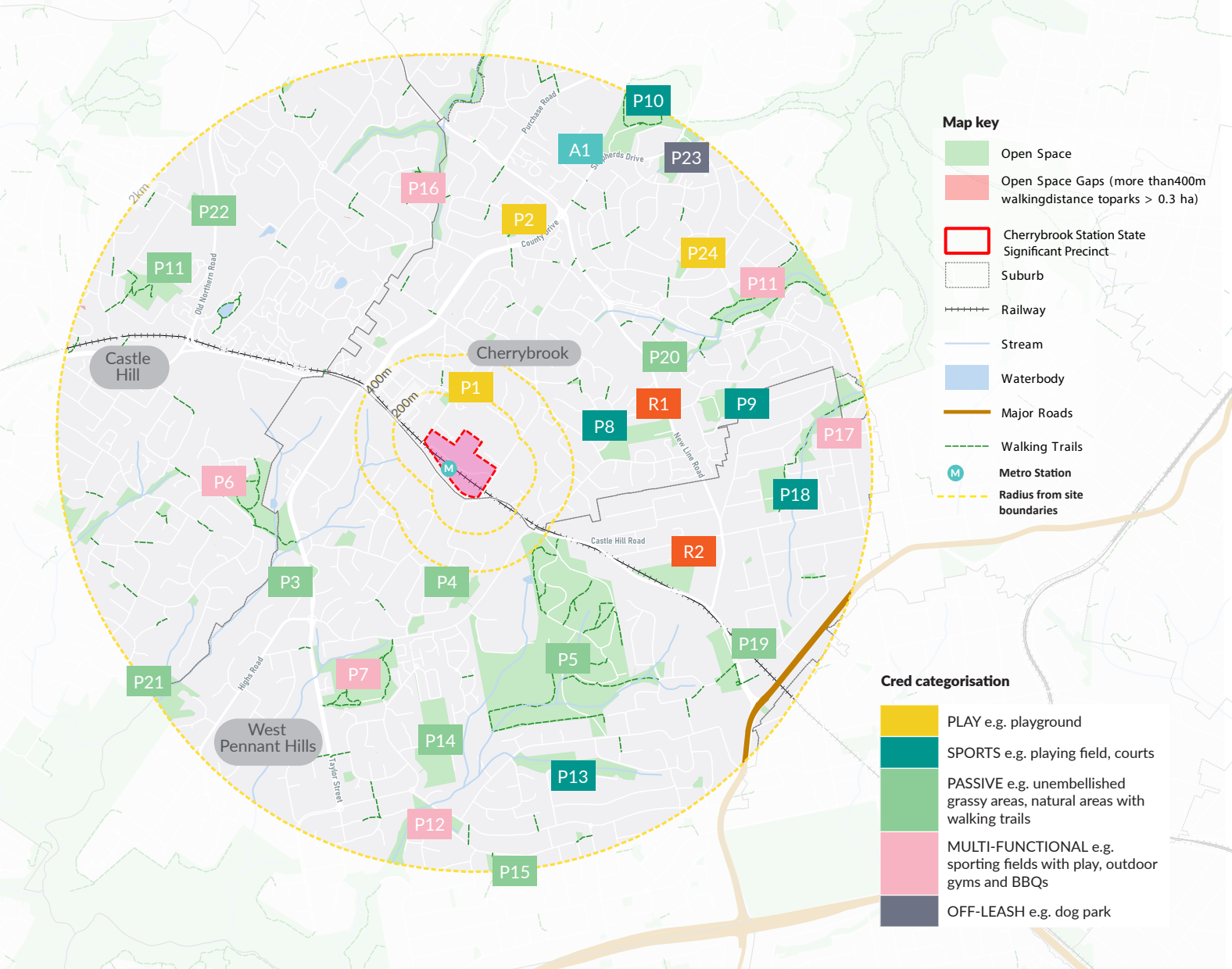


Figure 11 - Map of existing open space and recreational facilities with 2km of the State Significant Precinct

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

Map Ref	Name of facility	Key features
Playgrounds		
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
Sports spaces		
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)
Passive open space		
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
Multi-functional sports spaces		
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)
Off-leash dog park		
P23	Greenway Dog Park	Dog park; dog agility equipment; sheltered seating
Indoor leisure facilities		
A1	Cherrybrook Aquatic Centre	Private swimschool; 25m heated pool for rehabilitation and squad; program pool
Clubs and private open spaces		
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).

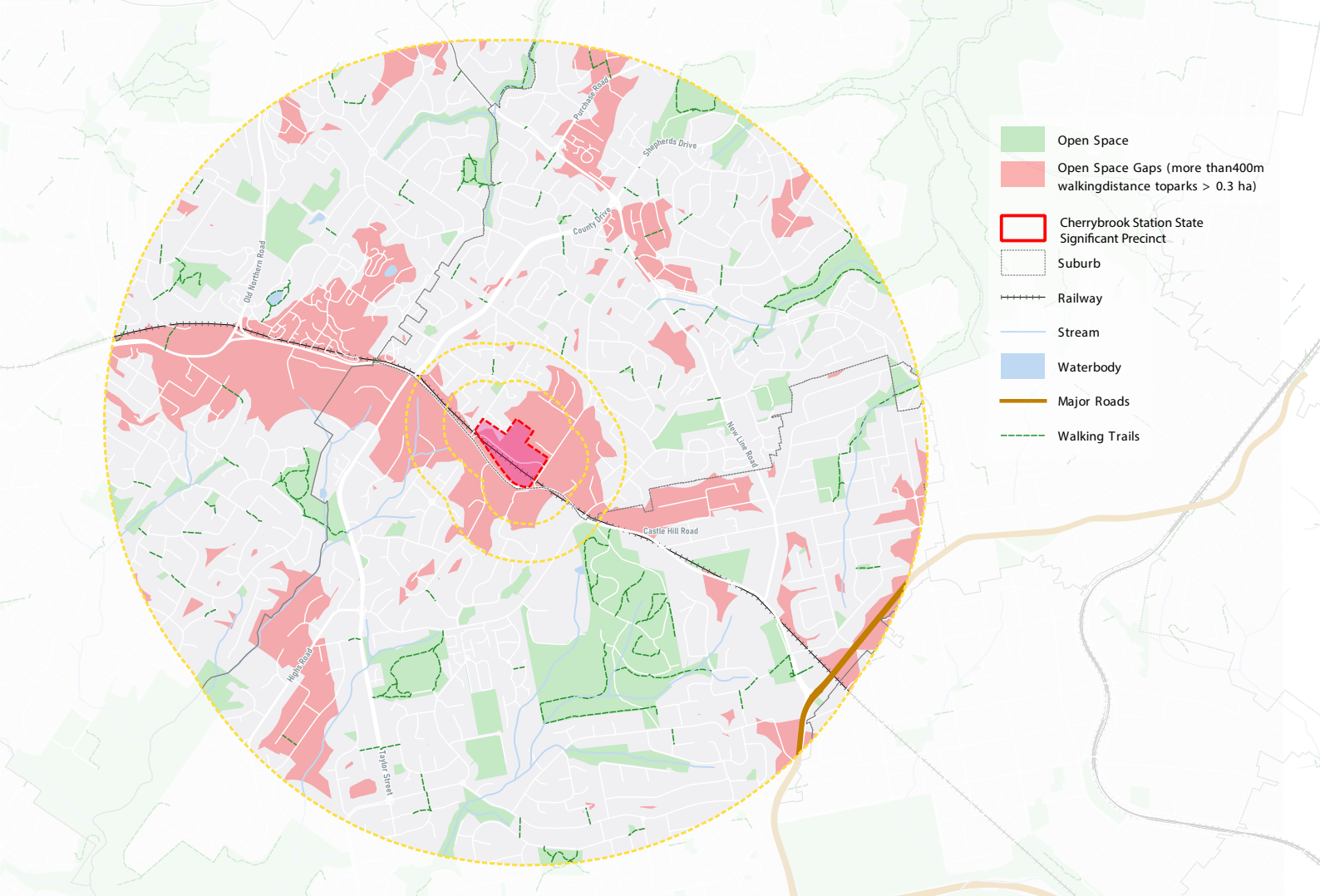


Figure 12 - Walkable catchment map - State Significant Precinct

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 897 people	Cherrybrook Precinct 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. 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. 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. 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 24,790m²), 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>1 x multi-purpose community hub (community centre & library) that would service the State Significant Precinct (dependent on deliverability)</p> <ul style="list-style-type: none"> Between 1,000m² and 1,200m² floor space with ground floor access Library with quality study space/ lounge area Multipurpose venue for hire/hall Storage Meeting rooms/program space Connected to hard surface civic space - even ready/sheltered Study and co-working spaces. 	State Significant Precinct. Within mixed use development. Connected to outdoor space.	<p>262m²</p> <ul style="list-style-type: none"> 72m² community centre 190m² library. 	<p>1,098m²</p> <ul style="list-style-type: none"> 590m² community centre 508m² library 	<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>Additional government primary and secondary school and support services infrastructure</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"> • multi-use half court/hard surface area for tai chi • ping pong tables • seating • designed for a mix of children, young people, and dog walkers 	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 0.15 older playground	0.7 younger playground 1.3 older playground	High number of young people (12 to 24 years) based on forecast population. 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 ² 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"> - automated returns sorting - Multi-Function room - Quick Browsing Collection - Junior Library
"the forum"	<ul style="list-style-type: none"> - middle floor - multipurpose stair - eating, reading, and theatre seating for watching a movie on the retractable screen
Library lvl 2	<ul style="list-style-type: none"> - location of most of the collection - multiple different sized reading and study spaces - dedicated young adult space
Top floor	<ul style="list-style-type: none"> - dedicated quiet space - quiet room - series of study spaces - Fireplace

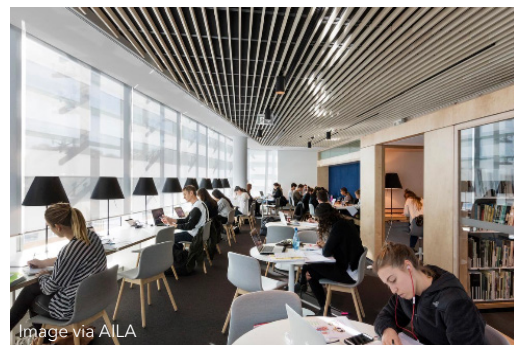
Brief Elements:

- 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:

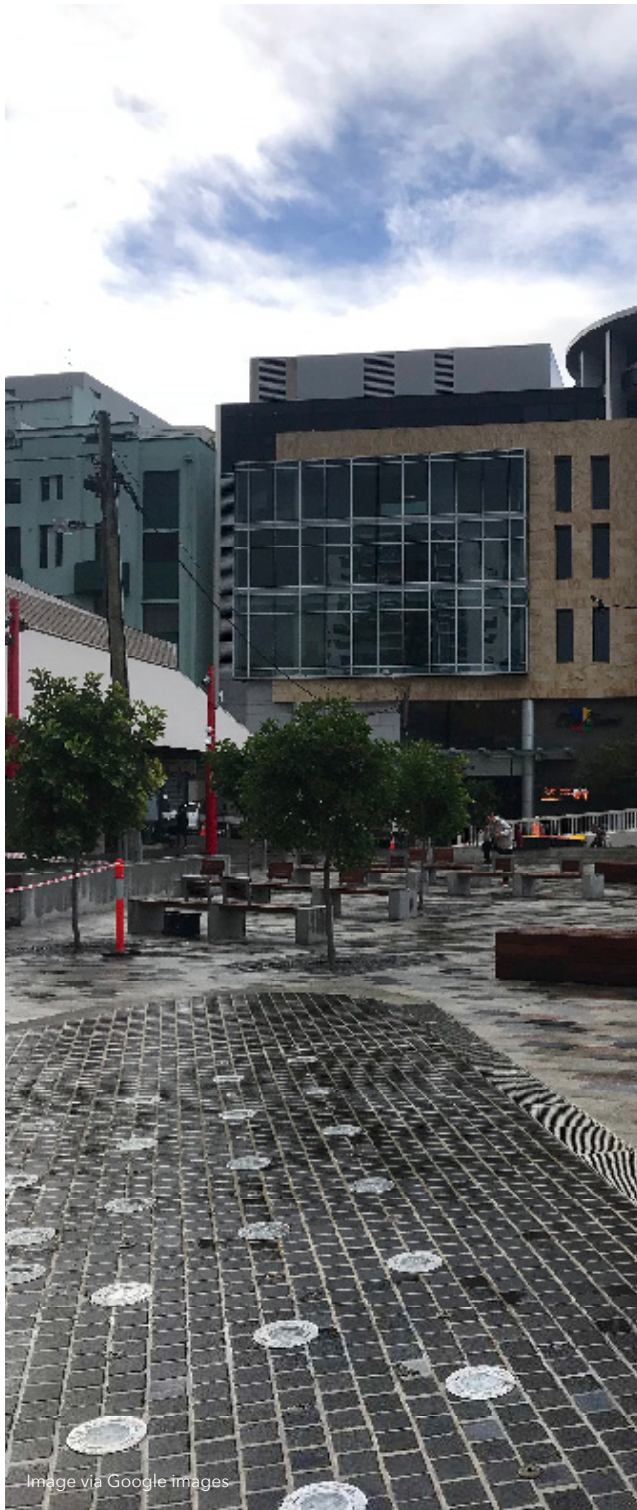
"Our library supports the lifelong learning needs of our community and our vision is 'connecting people and ideas'"

"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."



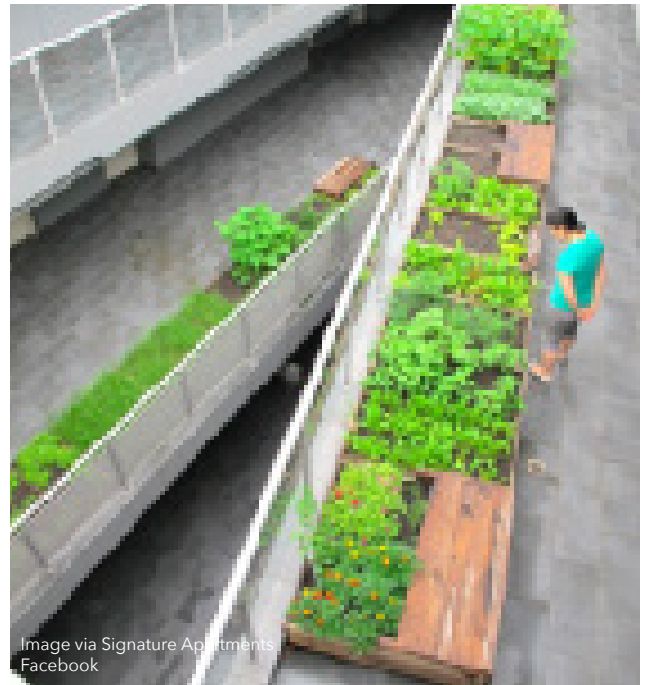
Event ready civic squares, Hurstville

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.



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.



Diversity, Waterloo

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



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

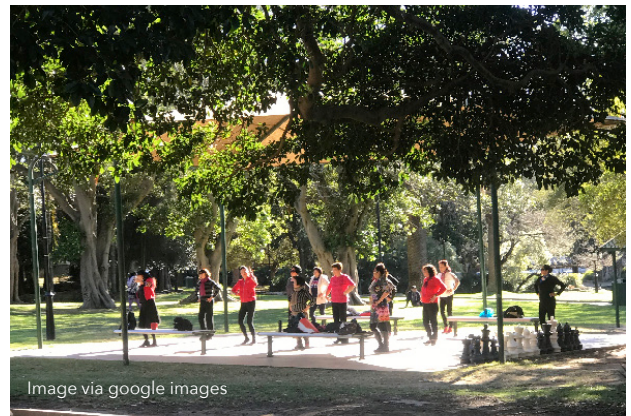
Located in the Burwood town centre, Burwood Park is one of Sydney's most busy and successful parks in terms of its diverse facilities and functions that support culturally and socially diverse communities.

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



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

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



Appendix B: Glossary and abbreviations



B.1: Glossary and Abbreviations

Term	Definition
Cherrybrook Station Precinct	The Cherrybrook Station Precinct as identified in the 2013 Cherrybrook Station Structure Plan
Council	Hornsby Shire Council
DCP	Development Control Plan
EP&A Act	<i>Environmental Planning & Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning & Assessment Regulation 2021</i>
Ha	Hectare
Hornsby LEP 2013	<i>Hornsby Local Environmental Plan 2013</i>
LEP	Local Environmental Plan
LGA	Local Government Area
LoS	Level of Service
PWG	Project Working Group
SIA	Social Infrastructure Needs Assessment, prepared by Cred Consulting
SIC	Special Infrastructure Contribution
SSP	State Significant Precinct
The Department	The Department of Planning and Environment
THSC	The Hills Shire Council
TTA	Traffic and Transport Assessment
VPA	Voluntary Planning Agreement

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