

Background

In September 2013, the Department finalised the Northwest Rail Link Corridor Strategy for land surrounding proposed stations on Northwest Metro. The strategy set a framework to create new vibrant, mixed-use centres within walking distance of the Metro stations with an estimated 28,000 new dwellings.

The Corridor Strategy informed the detailed precinct planning for each station including the 2013 Cherrybrook Station Structure Plan, which established the land use vision for the Cherrybrook Station Precinct.

The government land next to the Cherrybrook Metro Station has been identified as an area to help unlock the potential of the Sydney Metro Northwest, which opened in 2019. Landcom, on behalf of the landowner Sydney Metro, requested the land to be nominated as a State Significant Precinct (SSP) in order to undertake planning investigations to seek to rezone this land as a mixed-use local centre. The SSP nomination has been approved, which enables planning for the rezoning proposal to begin.

The Department of Planning, Industry and Environment (the Department) is also concurrently preparing a Precinct Vision and Implementation Plan that will focus on the whole Cherrybrook Station Precinct to support the 2013 Cherrybrook Station Structure Plan. The Department is working with Landcom as well as local councils, Transport for NSW, Sydney Metro and other agencies with both planning processes.

This FAQ answers some of the questions you may have about the future of Cherrybrook Station Precinct.

What planning is currently being undertaken at the Cherrybrook Station Precinct?

Two separate but related planning processes are under way in the Cherrybrook Station Precinct:

1. The Department is preparing a Place Strategy. This plan will review and refine the planning, infrastructure needs and implementation of the 2013 Structure Plan. The plan will then inform future rezoning proposals for the private land in the wider precinct, whether Council or privately led.
2. Landcom, on behalf of the landowner Sydney Metro, is preparing a rezoning proposal for the government land next to the Metro station through the State Significant Precinct (SSP) process. Landcom will be undertaking early engagement with the community and stakeholders to help shape the draft rezoning plan. The rezoning is intended to facilitate a mixed-use local centre to support the Metro station and the needs of the local community. The Department of Planning, Industry and Environment will manage the assessment of the rezoning.

When completed, both draft plans will concurrently be placed on public exhibition for community and stakeholder feedback to help shape the final plans.

How has the community been consulted?

Extensive consultation was undertaken during the preparation of the North West Rail Link Corridor, which included the 2013 Cherrybrook Station Structure Plan.

Between July 2017 and January 2018, the Department of Planning and Environment conducted workshops and online consultation with the communities of Cherrybrook, West Pennant Hills and nearby neighbourhoods to discuss residents' priorities and ideas for their neighbourhood.

The consultation included a PlaceScore survey in July/August 2017 through which people articulated their values and ranked their neighbourhood's performance on these values. The PlaceScore survey findings showed that local residents were united in wanting to preserve the area's natural setting, with pockets of strongly held views including that:

- People aged under 45 overwhelmingly responded that they need to be able to access employment centres and other neighbourhoods;
- Nearly three-quarters of female respondents value being able to access neighbourhood amenities – cafes, shops, health and wellness services – and locally owned businesses; and
- Half of all male respondents want to see spaces for group or community activities and gatherings.

Workshops and further surveys undertaken in November 2017 to January 2018 were designed to give residents an opportunity to share how their values and ideas could be expressed in the design of the Cherrybrook Station Precinct. Two community workshops were held on 22 November 2017, with a combined attendance of more than 130 people, including school students, local retailers, residents from culturally and linguistically diverse backgrounds as well as the broader community.

The online survey, which invited participants to voice their individual views, ran from November 2017 to January 2018 and attracted 393 responses. Invitations for the workshops and online survey were distributed via the Department's database of Cherrybrook Station Precinct stakeholders, and via a social media campaign that reached more than 3,600 people.

My property was identified in the 2013 Cherrybrook Structure Plan for potential increased density. When will my property be rezoned?

The Place Strategy will review and refine the recommendations of the 2013 Cherrybrook Structure Plan. It will not rezone the private land in the Cherrybrook Station Precinct. However, this new plan will inform any subsequent rezoning proposals by councils or privately led.

A rezoning proposal is being prepared by Landcom for the government land at the Cherrybrook Station SSP. The draft SSP rezoning proposal and the draft Place Strategy for the broader precinct will be concurrently placed on public exhibition for community and stakeholder feedback to help shape the final plans. Following the public exhibition of the SSP, the SSP rezoning proposal will be assessed by the Department of Planning, Industry and Environment and ultimately considered by the Minister.

Why has the Cherrybrook Station Precinct been identified as an area for growth when there is another major urban hub - Castle Hill – close by?

Cherrybrook Station Precinct has been identified as an opportunity for new housing and jobs that can benefit from improved transport and access due to the Sydney Metro Northwest line, as

detailed in the 2013 Cherrybrook Station Structure Plan and also in the 2018 Greater Sydney Commission North District Plan.

The Cherrybrook Station Precinct is not intended to have the same level of growth as Castle Hill, which is classified as a 'Strategic Centre' by the Greater Sydney Commission. The current SSP rezoning investigations propose Cherrybrook to be a 'Local Centre', with lower density than Castle Hill.

Long-term plans will be put in place to support Cherrybrook's growth alongside Castle Hill, Norwest and other vital hubs in the Sydney Metro Northwest Planned Urban Renewal Corridor over the next 20 years. NSW is projected to have 9.9 million residents by 2036. Sydney's present population of 4.7 million is projected to reach 6.4 million and the city's working-age population is projected to increase by almost a million people over the same period. Providing the jobs, housing and infrastructure for current and future residents requires a strong strategic focus.

What planning controls currently apply to Cherrybrook?

The current planning controls applying to Cherrybrook are contained in The Hills and Hornsby Shire councils' Local Environmental Plans. These planning controls will continue to apply until land is rezoned. Future land use is guided by the Cherrybrook Station Structure Plan prepared by the Department of Planning in 2013.

The preparation of the Place Strategy will involve further capacity and infrastructure planning and detailed recommendations to support the 2013 Structure Plan.

The rezoning process for the Cherrybrook Station Government Land SSP will also build on this work.

I'm worried that Cherrybrook doesn't have the capacity for growth. What will you be doing to manage the impact of additional population on traffic and infrastructure?

Planning and consultation with the community will be conducted to identify the infrastructure required to accompany growth in Cherrybrook Station Precinct. New homes will be supported by improved infrastructure, open space and community facilities that strengthen the sense of liveability in the area. A number of studies, including heritage, traffic, open space and community facilities, will consider the impacts of potential development on existing infrastructure. Based on the study findings, additional infrastructure or upgrades will be recommended where necessary.

What will you do to overcome the lack of parking in the area?

Sydney Metro Northwest's plans for Cherrybrook Station include about 400 commuter spaces, parking and storage for 40 bicycles as well as kiss-and-ride spaces for 14 cars, to help ensure the new Cherrybrook Station and train link reduce pressure on current car parking spaces. Additionally, any new developments will be required to include onsite parking. The two local councils will also continue to manage the on-street parking to achieve the best outcomes.

What can be done to protect children and disabled people?

Your previous and ongoing feedback on local traffic issues is informing the traffic studies for the

Cherrybrook Station Government Land SSP. It is intended that opportunities will be identified to build on the work planned by Sydney Metro, such as improved pedestrian and cycle pathways and road upgrades where required.

Will new infrastructure be in place before new residential developments are built?

The draft plans for the station area will identify the infrastructure required to support the growing community. It will also specify how this new infrastructure will be funded, with the aim of new or upgraded facilities to be provided to match the pace of development.

What will the Cherrybrook Station area look like? Will there be landscaping and privacy between the station and local residents?

Cherrybrook Station will be a focal point for the community, as a local retail and entertainment hub that is integrated into the surrounding area. A key focus of the planning is the area's leafy landscape character that reinforces the nature of the existing suburb. This will assist with residential privacy, including open space and public domain areas particularly around Cherrybrook Station.

What stage is the project at?

The Department is working with Landcom as well as Hornsby and The Hills Shire councils, Transport for NSW, Sydney Metro and other agencies to progress planning and rezoning of the SSP and also the preparation of a Place Strategy, with both processes building on the significant body of existing planning for the area. This includes the North West Rail Link Corridor Strategy and the 2013 Cherrybrook Station Structure Plan.

Where can I find out more?

To find out more, you can:

- go online to planning.nsw.gov.au/Cherrybrook
- email information@planning.nsw.gov.au

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