Cherrybrook Station Precinct
Frequently asked questions

Introduction

Cherrybrook Station Precinct (Government land) has been identified as an area to help unlock the potential of the new Cherrybrook Metro Station, which is due to open in 2019.

The Department of Planning and Environment is working with Landcom as well as local councils, Transport for NSW, Sydney Metro and other agencies on the planning for the station precinct.

This FAQ answers some of the questions you may have for the future of Cherrybrook.

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

Cherrybrook has been identified as an area for growth to make the most of the development of Cherrybrook Station and access to fast, safe and reliable train travel via the Sydney Northwest Metro rail link. The precinct also has some capacity for increases in jobs and housing.

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 will be guided by the Structure Plan prepared by the Department of Planning in 2013. The future rezoning of the Cherrybrook Station Precinct (Government land) will build on this earlier Structure Plan.

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 for Cherrybrook Station Precinct (Government land) is being conducted to identify the infrastructure required to ensure growth does not significantly impact on the current and future communities. New homes will be supported by improved traffic and transport 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, infrastructure upgrades and/or new upgrades will be recommended where necessary, including upgrades to existing or new roads, as well as sporting facilities, community facilities and open space.
What will you do to overcome the lack of parking in the area?

Sydney Metro Northwest’s plans for Cherrybrook Station include around 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 help reduce pressure on current car parking spaces.

Additionally, any new developments will be required to include onsite parking to ensure growth does not impact on the Cherrybrook community.

What can be done to protect children and disabled people – cars always drive the wrong way down Franklin Rd?

Your feedback on local traffic issues is informing the traffic studies for the Cherrybrook Station Precinct (Government land). It is intended that opportunities will be identified to build on the work planned by Sydney Metro (including road widening of Franklin Road between Castle Hill Road and Kayla Way, and intersection and footpath upgrades on Franklin Road) to safeguard the community.

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, so that new or upgraded facilities are put in place at the same pace as development.

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

Our intention is for Cherrybrook Station to be a focal point for the community, with a retail and entertainment hub that is integrated into the surrounding areas. Planning is being based around structured landscaping to protect residents’ privacy, alongside open, community spaces in the area around Cherrybrook Station.

What stage is the project at?

The Department is working with Landcom as well as local councils, Transport for NSW, Sydney Metro and other agencies to progress planning for the station area (Government land). Planning for the Cherrybrook Station Precinct (Government land) builds on a significant body of planning for the area. This includes the North West Rail Link Corridor Strategy, Cherrybrook Station Structure Plan and North West Rail Link Corridor Strategy – Issues Paper.

How has the community been consulted?

Between November 2017 – 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 built on previous consultation with the community, including a 2017 PlaceScore survey 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:
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- 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.

The November – January engagement was 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 over 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 25 November 2017 to 8 January 2018 and attracted 393 responses.

Invitations for the workshops and online survey were distributed via the Department’s database of Cherrybrook Precinct stakeholders, and via a social media campaign that reached over 3,600 people.

Where can I find out more?

To find out more you can:
- go online to planning.nsw.gov.au/Cherrybrook
- call our Information Centre on 1300 305 695. If English isn’t your first language, please call 131 450. Ask for an interpreter in your language and then request to be connected to our Information Centre on 1300 305 695
- email information@planning.nsw.gov.au