

**SYDNEY METRO
NORTHWEST
PLACES**



CHERRYBROOK STATION GOVERNMENT LAND STATE SIGNIFICANT PRECINCT

Coffee Table Conversation Booklet - September 2020



Landcom is working on behalf of Sydney Metro to plan new places for communities to live, work, shop and play, close to the new Sydney Metro Northwest stations. Known as the Sydney Metro Northwest Places Program, the work aims to deliver vibrant precincts around the stations to facilitate more and diverse housing, new employment opportunities and new public and community facilities.

In 2019 the government land adjacent to Cherrybrook Station was identified as a State Significant Precinct (SSP). State Significant Precincts respond to the NSW Government's strategies for providing well designed buildings and public spaces, healthy environments with open space, trees, links to public transport and road networks, and jobs and housing. Due to their significance, State Significant Precincts are assessed by the Department of Planning, Industry and Environment, in consultation with the local council and the local community. As part of the SSP process, Landcom is completing detailed investigations to consider the potential impact of new development and inform an application to rezone the land to enable new development.

Landcom is seeking feedback from the community to help shape its plans for Cherrybrook SSP.

We want to understand the Cherrybrook community's priorities for the rezoning and the opportunities for creating community-oriented and lively mixed use development near Cherrybrook Station.

We invite you to participate in the consultation by joining with family and friends to complete this coffee table conversation booklet.

To ensure the thoughts and comments of everyone in your group are represented, we recommend limiting your group to no more than 8 people, with one person writing down what is said by each group member.

Remember: There are no right or wrong answers. Everyone's opinion is important.

This booklet provides you with information about the rezoning process and poses 28 questions to prompt reflection and discussion. It then progresses through a series of questions that your group should discuss, before recording the various viewpoints of all group members. The booklet has been designed to focus your conversations on the proposed rezoning. **Depending upon the depth of your discussion, it should take no more than 1-2 hours to complete this booklet.**

Please return the completed booklet by **Sunday 27 September** by clicking on the SUBMIT button.

Submit

If you prefer to download the booklet and complete it by hand, please return it to:

**Cherrybrook Consultation
C/- Newgate Communications
Level 18, 167 Macquarie Street
Sydney NSW 2000**



Tell us a little about your group

Q1. How many people are in your group?

Q2. Describe your group (e.g. family, educational, community group, business)

Q3. How many of you are:

Male Female Other Prefer not to say

Q4. Which age group does each of you fall into:

	Under 18	18-39	40-59	60 or over	Prefer not to say
Person 1					
Person 2					
Person 3					
Person 4					
Person 5					
Person 6					
Person 7					
Person 8					



Q5. How many of you:

Live in Cherrybrook

Live outside Cherrybrook

Work in Cherrybrook

Work outside Cherrybrook

Own or manage a business in Cherrybrook

Own or manage a business outside Cherrybrook

Visit Cherrybrook regularly
(include reasons for visiting)



Q6. How much do you know about the planning currently underway for the Cherrybrook SSP site?

Rating	Person 1	Person 2	Person 3	Person 4	Person 5	Person 6	Person 7	Person 8
Never heard of it								
Think I've heard of it, but not sure								
Heard of it but don't really know anything about it								
Know a little bit about it								
Know a fair bit about it								
Know a lot about it								

Background

Planning for development around Cherrybrook Station has been ongoing since 2013. Initial proposals were outlined in the [North West Rail Link Corridor Strategy](#) and the associated [2013 Cherrybrook Station Structure Plan](#).

Community consultation was undertaken to inform these early proposals which showed potential for new higher density mixed use development around the station.

There are two separate, but related, planning processes underway in Cherrybrook.

- **Cherrybrook Station Precinct** covers the broader area around Cherrybrook Station, as outlined in the 2013 Cherrybrook Station Structure Plan. The Department of Planning, Industry and Environment is preparing a 'Precinct Vision and Implementation Plan' for the precinct. This plan will provide further detail to guide the planning, infrastructure needs and implementation of the Structure Plan.

The Department of Planning, Industry and Environment is leading the planning process for the Cherrybrook Station Precinct in collaboration with local councils.

- **Cherrybrook Station Government Land State Significant Precinct (Cherrybrook SSP)**, is located on the northern side of Castle Hill Road in Hornsby Shire Council. The map to the right shows the Cherrybrook SSP boundary.

Landcom is preparing a rezoning proposal on behalf of the landowner Sydney Metro through the State Significant Precinct process for this land.

After our rezoning application is lodged, the Department of Planning, Industry and Environment will place it on public exhibition for further comment. The Department will then review the submissions it receives, before the Minister for Planning and Public Spaces makes a final decision.



Cherrybrook Station Government Land State Significant Precinct (Cherrybrook SSP) boundary.

Cherrybrook now

Q7. As a group, consider and discuss how you might describe Cherrybrook as it is now to someone who might be interested in moving to the area. There are likely to be many opinions in your group, so remember to write down everyone's thoughts.

Q8. As a group discuss what you like most about Cherrybrook. This could be one thing or many. Please be as specific as you can. If there is a difference in opinion about what individual members of the group think, please remember to note down everyone's thoughts and explain the different points of view.

Q9. As a group discuss what you think the biggest issues facing Cherrybrook are? Again, this could be one thing or many. Please be as specific as you can. If there is a disagreement about what members of the group think the key issues are, please remember to note down everyone's thoughts and include the reasons for the disagreement.

Q10. Is there anything missing in Cherrybrook that might make your experience of living, working and/or playing in the suburb better? As a group discuss what could be missing and let us know what this is and why you have identified this. Again, this could be one thing or many. Please be as specific as you can, remembering that everyone's experience differs, so there is no right or wrong answer here. Please remember to note down everyone's thoughts.

Q11. Thinking about Q8, Q9 and Q10, if you had the opportunity to make one change to Cherrybrook today, what would it be and why? Discuss this as a group and record what people in your group have said.

Recommended change	Reason

Cherrybrook in the future

This section asks you to consider a series of questions about the future of Cherrybrook. When thinking about the questions below, you may wish to consider the needs of a range of family members or friends. How will the future look for a child, a teenager, a young couple just starting out together or someone on the road to retirement? Bring these personal considerations to the group to discuss how your lifestyle today, and the lifestyles of others you have considered, may or may not, change in the future, and record the discussion.

Q12. Imagine Cherrybrook in 10 years' time. Consider what is likely to have changed for you and how the future development near Cherrybrook Station could meet your changed needs. Discuss as a group and record your responses below. Some considerations to guide your thinking are included when you see a  symbol.

Lifestyle and life choices	Consider....
Q12a. Housing	 Where do you live now? Will you still be there/want to be there in 10 years? Is there sufficient choice for you to upsize/downsize? Is it affordable to buy/rent in Cherrybrook now?
What types of housing should Cherrybrook offer in 10 years to meet the changing needs of the community?	
Please explain your response.	

Q12b. Services
(e.g. medical, dental, child care, exercise etc.)



What services do you use now? How far do you have to travel to access them? Will this be suitable in 10 years? Will you require greater, the same, or less access to some of these? Which ones and why?

What services should Cherrybrook offer in 10 years to meet your changed needs?

Please explain your response.

Q12c. Retail



What shops do you use regularly now? What shops do you travel to outside Cherrybrook and how often do you use these? What shops might you need/like to use in the future?

What should Cherrybrook offer in 10 years to meet your changed shopping and retail needs?

Please explain your response.

Q12d. Community spaces



Where do you usually go to gather with friends? What are those places like? Are they close to where you live? Are they big enough/accessible enough? Are they safe to visit at night? Are you likely to visit these spaces more often/the same/less often in 10 years' time?

What community spaces and facilities should Cherrybrook offer in 10 years to meet your changed needs?

Please explain your response.

Q12e. Open spaces
(e.g. parks, playgrounds,
plazas etc.)



Is there enough open space in Cherrybrook for you to gather with family and friends, relax, explore or engage in passive or active play? How often do you take advantage of open space now? Is this likely to increase or decrease over the next 10 years? Are the open spaces you visit safe? Are they accessible for everyone?

What should Cherrybrook offer in 10 years to meet your changed needs for open space?

Please explain your response.

Q12f. Getting around



How do you currently move around in Cherrybrook? Do you walk/cycle/drive/take public transport? Will you likely be driving in 10 years? Will you be physically capable of walking/cycling in 10 years? Is Cherrybrook well laid out for people to connect from home with the places they need/want to go to?

What should Cherrybrook offer in 10 years to meet your changed transport needs?

Please explain your response.

Lifestyle and life choices

Consider....

**Q12g. Food and beverage
(café's/restaurants etc.)**



Where do you usually gather for a coffee/light meal with friends? Where do you go for a special dinner out (BIG birthday celebration/wedding anniversary etc.)? How far away from home are these places and how do you get there/back? Do they meet the needs of singles/couples/families/retirees etc? Will you access these services more/less in 10 years' time?

What food and beverage places should Cherrybrook offer in 10 years to meet your changed needs?

Please explain your response.

What is being planned by Landcom?

Landcom is seeking to change the Cherrybrook SSP site zoning to enable lively mixed use development around the new Cherrybrook Station. The vacant land adjacent to the station will be the focus of new development.

Under the proposed rezoning, development could include:

- a mix of uses including retail, residential, services and entertainment
- about 600 new homes in buildings of around eight storeys in height to meet the needs of people with changing lifestyles and different income levels
- high quality open space and recreation areas
- a landscape character which reflects the surrounding area
- new pedestrian and cycle paths.

Consultation to date

Engaging with the community is an important part of the planning process for the Cherrybrook SSP. We are consulting with the local community to help us understand community views and ideas.

Community engagement is being carried out between late July and September 2020. We have already met with some local community groups including Cherrybrook Little Athletics, Cherrybrook Greenway Playgroup, Inala, Cherrybrook Residents Association, Bike North, a Cherrybrook business owner and a community member representing the interests of a group of residents in a neighbouring site on Castle Hill Road. We conducted a telephone survey which

focused on three defined age groups (18-39, 40-59 and 60+ years) with roughly equal representation of each group, and hosted the same survey online. The online survey was open until 6 September 2020. There is also a feedback form available on our website.

In addition to the current community consultation, Landcom has been meeting regularly with Hornsby Shire Council to discuss planning for the Cherrybrook SSP. The meetings, chaired by the Department of Planning, Industry and Environment, also include representatives from Transport for NSW and The Hills Shire Council. Landcom and the Department of Planning, Industry and Environment also met with Hornsby Shire Councillors on 6 July to update them on the progress of the rezoning proposal.



What we've heard to date:

Early feedback from the telephone survey and meetings with community groups indicated that people value the green, open spaces within Cherrybrook and see it as a safe, family-friendly area with access to great schools:

- Traffic and parking is an issue for many people, while others identified concern about the perceived level of crime.
- People indicated the suburb lacks a central meeting place and that opportunities for young people to meet and interact with each other safely are missing.
- People agreed that housing is not very affordable, and that Cherrybrook does not have a mix of housing to cater for those with different lifestyle needs and income levels.
- Generally, when thinking about the future development, people indicated they want to keep the green look and feel of the area, would welcome a better mix of restaurants and shops, and would benefit from more local job opportunities.
- Feedback also indicated that public spaces should be accessible for everyone and the development should provide spaces where people can meet and come together.

What we'll do with your feedback:

The feedback we receive through community consultation is being shared with Hornsby Shire Council, The Hills Shire Council and Transport for NSW. We are also sharing feedback with the Department of Planning, Industry and Environment to help inform concurrent planning for the broader Cherrybrook Station Precinct that they are leading.

We will report back on how we use community feedback to help shape the rezoning proposal.



Landcom's vision for the Cherrybrook SSP is for an inviting, welcoming place that provides a range of housing choices, open spaces for community activity, spaces for businesses and community facilities, and easy access to new metro services.

Q13. As a group, discuss how Landcom's vision for the future of the land near Cherrybrook Station is similar/dissimilar to the ideal future you envision.



Landcom's rezoning application will propose high level planning controls to amend the Hornsby Local Environmental Plan (LEP) 2013 and Hornsby Development Control Plan (DCP) 2013, including those for building heights and setbacks and open space provision.



The concept plan

Subject to the outcomes of technical studies currently underway, a concept plan is being developed. The concept plan is not a final plan for the Cherrybrook SSP site. It simply demonstrates how the site could look if the rezoning application is approved.

To hear more about the concept plan and the thinking that informed it, watch the presentation prepared for the Cherrybrook online community incubator on our website at: <https://smnwplaces.com.au/videos/new-video-3>



[Watch the video about the concept plan](https://smnwplaces.com.au/videos/new-video-3)

Open space

Public open space will guide pedestrians from the station through a new public plaza that steps down to a lower level of open space surrounding the pond. These areas could be suitable for outdoor dining, sitting, play and performances.

The open area around a pond could combine nature play and picnic facilities. The ecologically sensitive Blue Gum High Forest located on the northern end of the site, will be kept and celebrated as part of any future development.

In addition to the central public open space described above, there will also be communal open spaces for residents of the future development, and opportunities through the site for public uses such as community gardens or a skate park.

Community facility

The design proposes a multi-purpose community hub which flows out onto the open space area, with views to the pond. Potential uses could include a library with a multi-functional space.

Retail

The central plaza can be activated with restaurants, cafes and convenience retail such as a small supermarket and local shops.

Built form

The buildings will mainly consist of residential flat buildings of around eight storeys, with potential for some terraces.

If the rezoning application is approved, more detailed plans for the site will be prepared and assessed against the adopted planning controls, and these will be subject to further consultation. Construction will only start once all these processes have been completed.

We want your feedback on the concept plan. Your feedback will help us to refine the concept plan and will be considered along with the outcomes of the technical studies currently underway.

We are particularly interested in understanding how the concept plan addresses your future needs.



Bradfield Parade



Passive open space



Ecological open space



Pond

Blue Gum High Forest

Pond

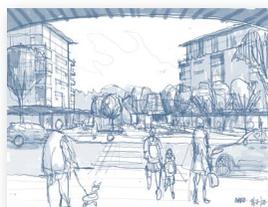
Cherrybrook Station

Commuter carpark

Supermarkets and shops/cafes



Multi-purpose community hub/library



Station plaza



Open space for residents



Skate park or community garden

The draft concept plan shown here indicates the proposed layout of the buildings and key features of the development as labelled. The plan has been developed with the existing leafy character of Cherrybrook in mind, and aims to create a safe and welcoming environment for future residents and users.

Q14. Landcom's concept plan provides a high level look at the possibilities for the site, should the rezoning application be approved. Ensuring the comments of each group member are recorded, write down the first words that come to mind when seeing the concept plan.

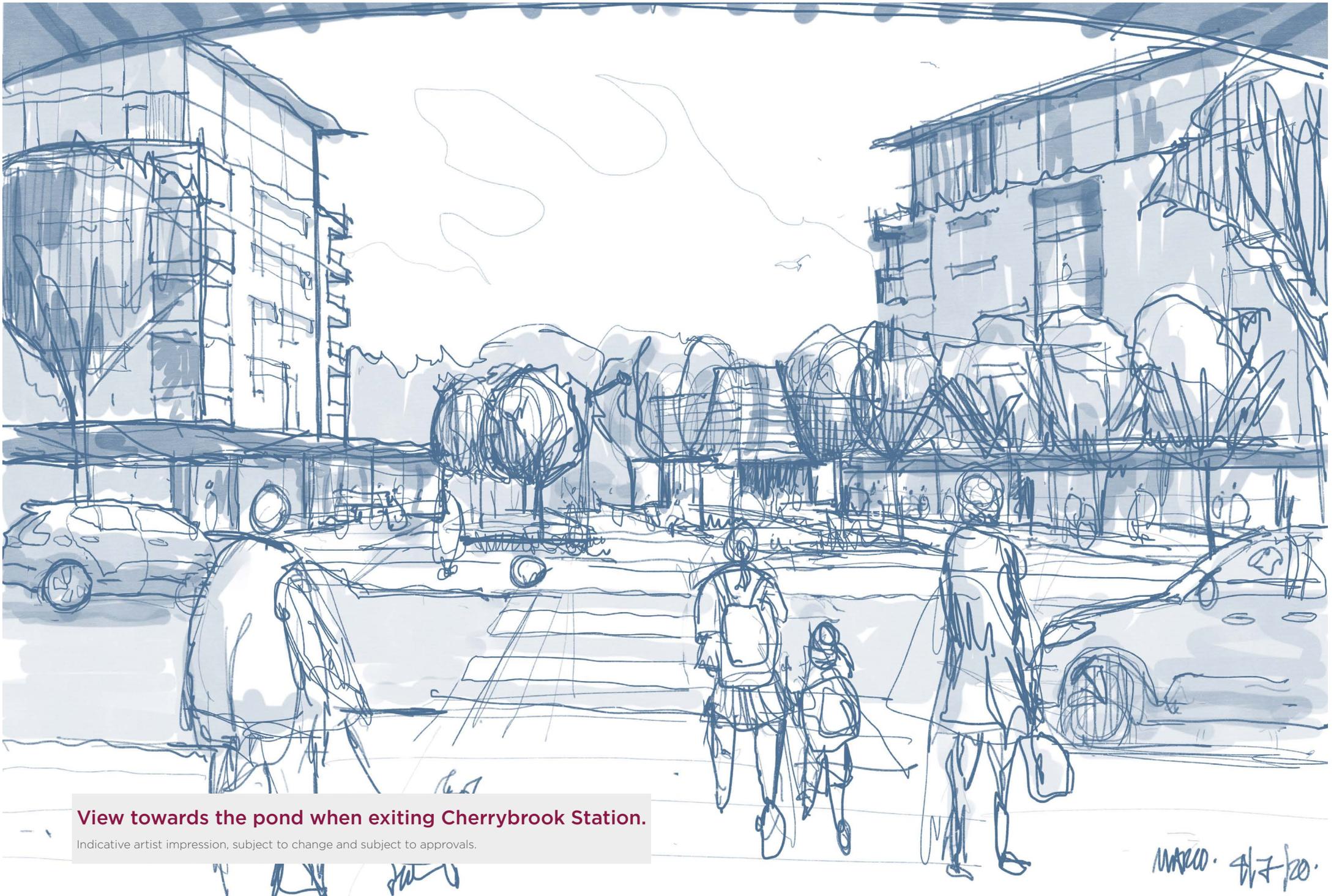
Q15. Did your group feel surprised by anything in the concept plan? Please be as specific as you can.

Q16. Earlier you considered how Cherrybrook could support your changing lifestyle needs over the next 10 years. Looking at the concept plan, overall, how well could the new places and spaces described meet your future needs? Discuss this as a group and record your responses below.

Q17. If the concept plan does not appear to meet your future needs, please explain why below.

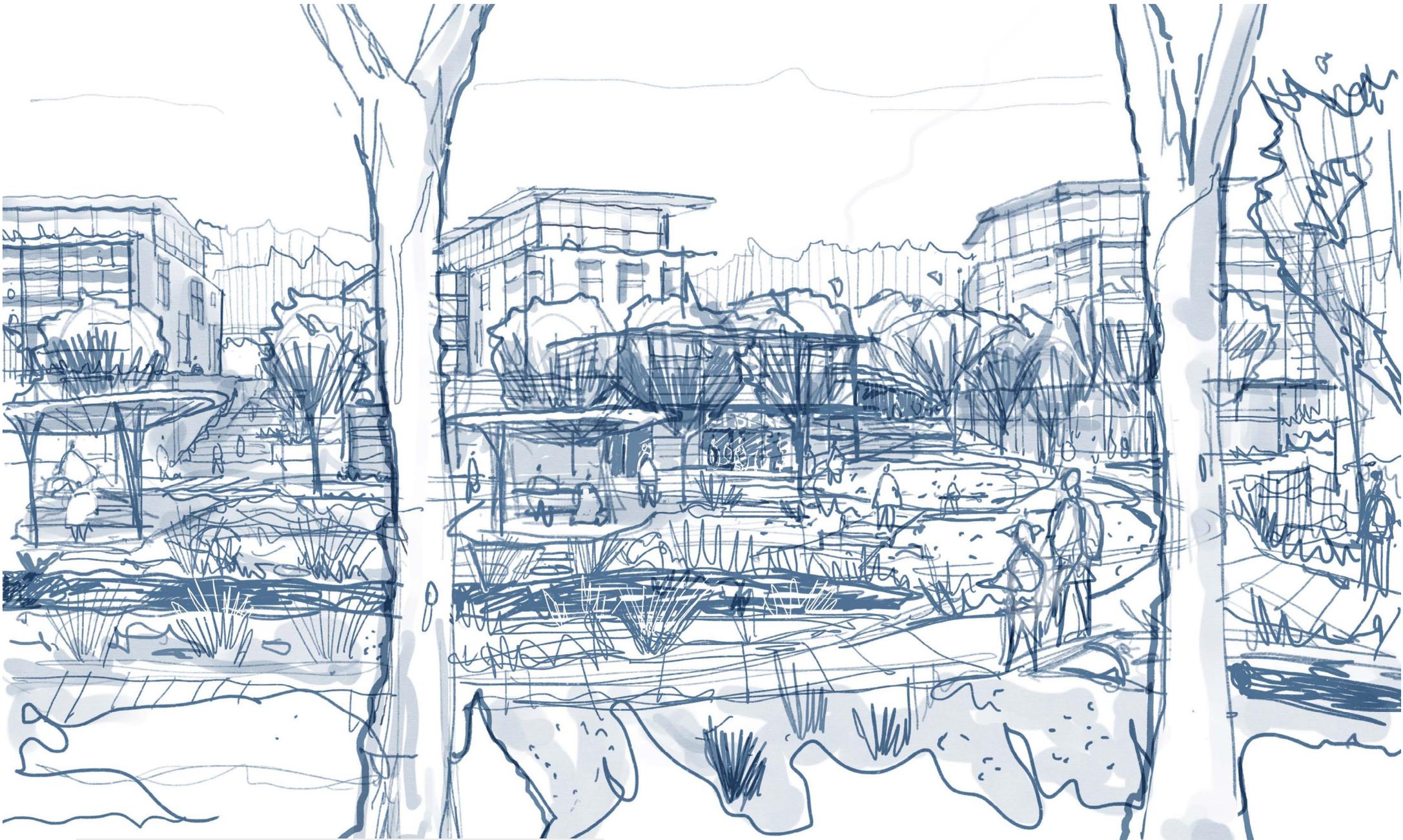
Q18. Thinking about the draft concept plan, what are your thoughts on the project now? Discuss as a group and highlight below if and how your thinking about the project has changed.





View towards the pond when exiting Cherrybrook Station.

Indicative artist impression, subject to change and subject to approvals.



View from the pond towards Cherrybrook Station.

Indicative artist impression, subject to change and subject to approvals.

MARCO 4/7/20.

Landcom is planning for a lively development near Cherrybrook Station. Planning needs to consider how the community would use the area during the day and also at night.

For this activity, we have assembled a range of images of activities taking place during the day and at night.

☁ When looking at each photo consider:

- Who might be participating?
- Would children, older people or people with a disability be able to enjoy these types of activities?
- How could we plan the development to support these types of activities in a way that is safe, accessible and sustainable?

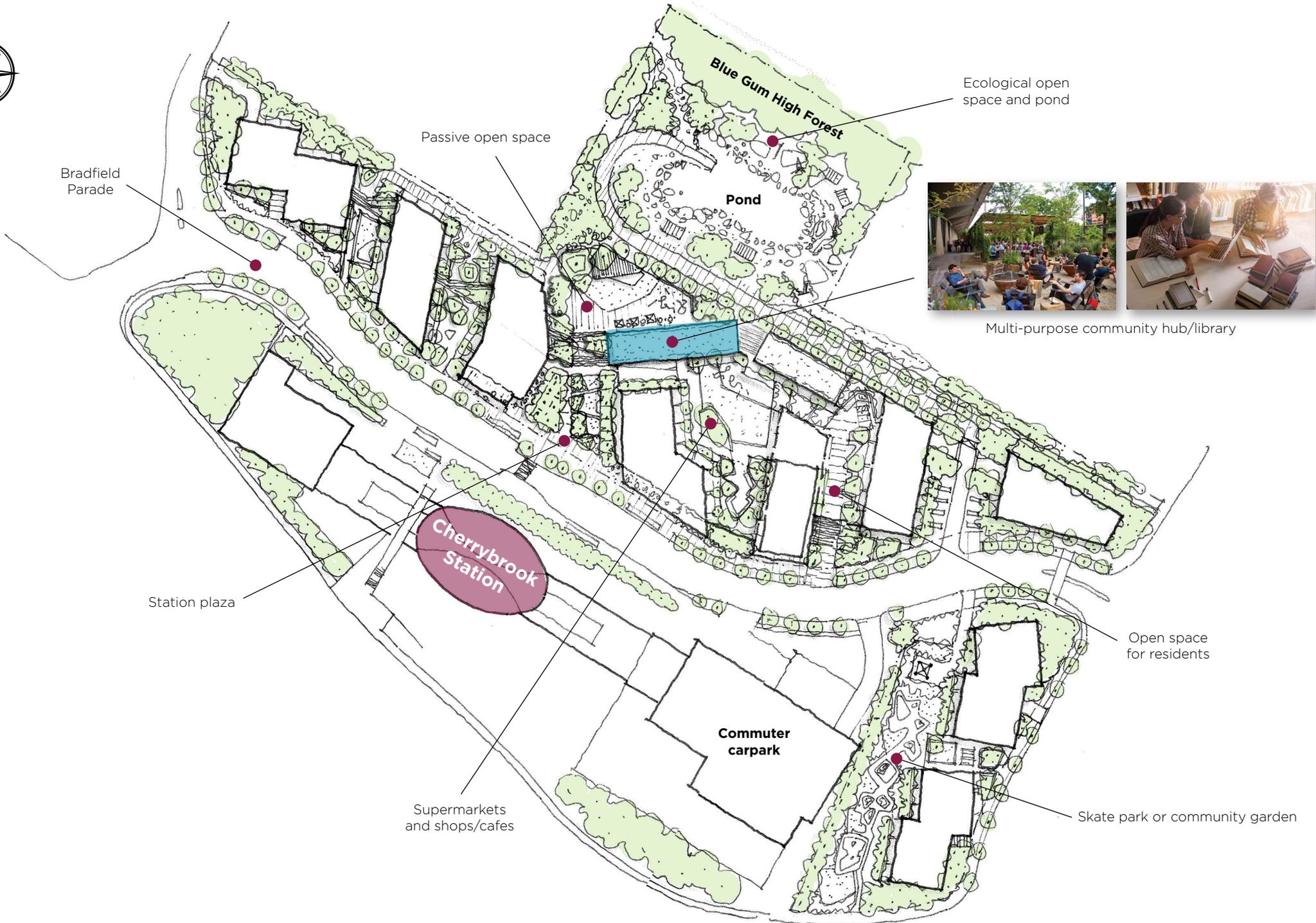


Q19. To the left, there are a number of images, each identified by a number in the top left corner. In the table below, there are three categories: must have, would like to have, don't want. Discuss and record the group's rules to guide selection of each category.

 What makes an image a must have or a would like to have or a don't want?

As a group, discuss each of the images and place the image number in the category most appropriate. If there is a difference in opinion about which category to place an image in, note down the image number, the reasons, and the category/categories preferred.

	Group rules	Image number(s) where everyone agreed	Image numbers(s) where not everyone agreed	Reasons for difference in opinion																																																																																
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The concept plan includes a community hub. The area would offer weatherproof space for community use.

Early thoughts on what that space could be used for are listed below.

Q20. Please discuss each of the options below and, as a group rate your preference for each option on a scale of 1 (Strongly disagree) - 5 (Strongly agree).

If there is a difference in opinion within your group about the number on the scale selected, please indicate the reasons and which number on the scale was preferred.

Option	Strongly disagree 1	Disagree 2	Neither agree nor disagree 3	Agree 4	Strongly agree 5	Reason for difference in opinion
Library and study lounge						
Multi-purpose venue such as a hall for hire						
Dedicated space for young adults						
Meeting rooms and community program spaces						
Indoor amphitheater for community presentations and performances						
Rooms to support community learning programs						

Let us know if you have any other suggestions. Please be as detailed as you can.



The concept plan shows an area with a pond. There is an opportunity to consider how the area could be planned to maximise the benefit to community.

Q21. Please discuss each of the options below and, as a group rate each option on a scale of 1 (Strongly disagree) - 5 (Strongly agree).

If there is a difference in opinion within the group about the rating selected, please indicate the reasons and which number on the scale was preferred.

Option	Strongly disagree 1	Disagree 2	Neither agree nor disagree 3	Agree 4	Strongly agree 5	Reason for difference in opinion
Keep the pond and create a picnic or barbeque area around it						
Keep the pond and create an opportunity to interact with it through inclusion of stepping stones or bridges						
Bury the pond and provide open green space for informal active recreation						
Bury the pond and provide a public plaza for community activities (e.g. markets, movie nights or community performances)						
Bury the pond and create a community garden over it						

Please provide us with your thoughts on what else Landcom should consider for this space. Please be as detailed as you can.

Public art enriches the connection between people and place by enhancing the quality of the public space and engaging community.

When Landcom sells the land to developer(s), we will share your thoughts about public art for the site. We are interested in what type of art installation you would like at the site. Note, this isn't about the exact statue or sculpture shown in the image, but rather the style of art you might like to see in the new area.

☁ Consider if you like public art to be purely decorative, interactive, futuristic, or symbolic of place or culture.

Q22. Below are three boxes: must have, would like to have, don't want. Discuss and record the group's rules to guide selection of each category. As a group discuss each of the images and place the image number in the box most appropriate. If there is a difference in opinion about which category to place an image in, note down the image number, the reasons and which categories were preferred.

	Group rules	Image number(s) where everyone agreed	Image numbers(s) where not everyone agreed	Reasons for disagreement
Must have		1 2 3 4 5 6 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 7 8 9 10 11 12 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1 2 3 4 5 6 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 7 8 9 10 11 12 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Would like to have		1 2 3 4 5 6 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 7 8 9 10 11 12 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1 2 3 4 5 6 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 7 8 9 10 11 12 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Don't want		1 2 3 4 5 6 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 7 8 9 10 11 12 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1 2 3 4 5 6 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 7 8 9 10 11 12 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	



Q23. Was the information about what we are planning clear?

	Person 1	Person 2	Person 3	Person 4	Person 5	Person 6	Person 7	Person 8
Yes	<input type="checkbox"/>							
Somewhat	<input type="checkbox"/>							
No	<input type="checkbox"/>							
What could we have made clearer?								

Q24. Has this information been informative for you?

	Person 1	Person 2	Person 3	Person 4	Person 5	Person 6	Person 7	Person 8
Yes	<input type="checkbox"/>							
Somewhat	<input type="checkbox"/>							
No	<input type="checkbox"/>							
Please explain your response								

Q25. Do you feel that you received the information you needed to participate meaningfully?

	Yes	Somewhat	No	Comment
Person 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Person 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Person 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Person 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Person 5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Person 6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Person 7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Person 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Q26. Thinking about the information you have just read and heard, what are your thoughts on the project now? Discuss as a group and highlight below if and how your thinking about the project has changed.

Q27. How confident are you that Landcom is consulting broadly on the future of the Cherrybrook SSP?

	Person 1	Person 2	Person 3	Person 4	Person 5	Person 6	Person 7	Person 8
Very confident	<input type="checkbox"/>							
Somewhat confident	<input type="checkbox"/>							
Unsure	<input type="checkbox"/>							
Not confident	<input type="checkbox"/>							
Are there any other people or groups in Cherrybrook you think we should be speaking with?								

Q28. What other ideas or advice do you have for Landcom in relation to any aspect of its planning for the government land at Cherrybrook Station?

**SYDNEY METRO
NORTHWEST
PLACES**



Thank you for completing this coffee table conversation booklet.

When the consultation period ends, we will let the community know what we heard and how we used it in the planning for the land near Cherrybrook Station. Where we have not been able to respond to community feedback, we will explain why that was so.

If you are interested in staying up to date on the project, you can register for updates on the [Landcom Cherrybrook project website](#).

Contact the team

If you need help to access the survey or coffee table conversation booklet, or you want to speak to a team member about the project:

Call us: 1800 712 292

Email us: sydneymetronorthwest@landcom.nsw.gov.au

We speak your language.

If you need an interpreter, call the Translating and Interpreting Service on **13 14 50** and ask them to call Landcom on **02 9841 8600**.



Submit