



**SYDNEY METRO  
NORTHWEST  
PLACES**

# PLANNING FOR A LEAFY NEW LOCAL CENTRE AROUND CHERRYBROOK STATION

Landcom is consulting with the community to help shape the future of the new Cherrybrook Station Government Land State Significant Precinct

## 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. The government land within the Cherrybrook Station State Significant Precinct (Cherrybrook SSP) is part of this Program.

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 community spaces
- 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.

Landcom will lodge a rezoning application with the Department of Planning, Industry and Environment in late 2020.

### Planning framework guiding new development plans

Now that the Metro North West Line is operating we can plan future development next to the station to create a new hub of activity with shops, services, homes and community spaces to take advantage of the city shaping transport infrastructure.

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 Cherrybrook Station Structure Plan, which can be accessed on the Department of Planning, Industry and Environment's website. Community consultation was undertaken to inform these early proposals which show potential for new higher density mixed use development around the station.

Landcom has commissioned the technical investigations and reports required by the Study Requirements issued by the Department of Planning, Industry and Environment. When complete, these studies will provide information to support planning for the Cherrybrook SSP.

### What is being planned for the Cherrybrook SSP?

Two separate but related planning processes are 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 2013 Cherrybrook 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**, is located on the northern side of Castle Hill Road in Hornsby Shire LGA. Landcom is preparing a rezoning proposal on behalf of the landowner Sydney Metro through the State Significant Precinct process for this land.



- Cherrybrook SSP boundary
- Cherrybrook Station

### Landcom's vision for a leafy mixed use centre in the Cherrybrook SSP

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.

While no final decision has yet been made about the height of new buildings, Landcom has listened to previous concerns raised by Hornsby Shire Council, the local community and other stakeholders about building heights in the precinct. Subject to further studies we are planning for rezoning to enable building heights of around eight storeys.

### Planning process for Cherrybrook SSP

The 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 heights, open space provision and setbacks. The application will include an indicative concept plan that shows development possibilities under the proposed rezoning.

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.

Landcom will put the site(s) to market to select a suitable development partner who is committed to showcasing design excellence, sustainability and community outcomes in Cherrybrook. Should the rezoning be approved, the successful developer will prepare and lodge detailed

development application/s that are to be consistent with the adopted planning controls for the site. This process will also provide the community further opportunity to comment on specific proposals.

### Planning process for broader Cherrybrook precinct

The Department of Planning, Industry and Environment is preparing a 'Precinct Vision and Implementation Plan' for the broader Cherrybrook Station Precinct. This plan will provide further detail to guide the planning, infrastructure needs and implementation of the 2013 Cherrybrook Station Structure Plan. The precinct plan will then inform future rezoning proposals for privately owned land in the broader precinct.

Information about the Cherrybrook Station Precinct planning concurrently underway by the Department of Planning, Industry and Environment is available on the Department's website [HERE](#):



## Have your say on plans for Cherrybrook SSP

Engaging with the community is an important part of the planning process for the Cherrybrook SSP.

Landcom is 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 are meeting with local community groups, doing a telephone survey and running a facilitated online workshop with a representative group of local stakeholders, and inviting you to give us your feedback directly.

There are different ways you can have your say on the future of the Cherrybrook SSP. Visit us at <https://smnwplaces.com.au/cherrybrook> to:

- complete an online survey to give feedback on the characteristics you value most about Cherrybrook and the opportunities you see for change
- send us your thoughts using an online feedback form

We will report back on how we use community feedback to help shape the concept plan. Any feedback that relates to the wider area will be provided to the Department of Planning, Industry and Environment to guide their planning for the broader Cherrybrook area.

## Who is Landcom?

Landcom is the NSW Government's land and property development organisation. We are a State Owned Corporation working with government and the private and not-for-profit sectors to deliver exemplary housing projects that provide social and economic benefits to the people of NSW.

Landcom helps the NSW Government achieve its urban management objectives by taking a lead role in improving the supply, diversity and affordability of new housing.

Our mission is to create more affordable and sustainable communities.

For more information visit our website: [landcom.com.au](http://landcom.com.au)

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### 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](mailto: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.

