

TOPLACE

Cherrybrook Village Community Facility and Open Space Needs Study

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Community**

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Executive summary

Cred Consulting was engaged by Toplace to provide recommendations relating to the community facility and open space needs resulting from the proposed new high density residential precinct, Cherrybrook Village in West Pennant Hills. Cherrybrook Village (the Study Area) is a proposed 3,200 dwelling high density development connected to the future Cherrybrook Station Priority Precinct (along the Northwest Rail Link). The project is currently in pre-zoning phase. This study assesses the community facility and open space benefits that could be delivered through the development. It does not consider affordable housing demand resulting from the proposal.

Current population West Pennant Hills

Cherrybrook Village is located in the suburb of West Pennant Hills within the Hills Local Government Area (LGA). Based on the ABS Census, in 2016, West Pennant Hills had:

- Around 12,647 people living in the area
- A lower proportion of babies (0 to 4) and primary school aged children (5 to 11), a higher proportion of 18 to 24 year olds, and a much higher proportion of 50 to 69 year olds, as compared to the Hills LGA and Greater Sydney
- A higher proportion of residents who speak a language other than English at home as compared to The Hills, and
- Around 91% of households living in low density housing.

Development scenario and population forecast

The proposal is for 3,200 dwellings. Based on a household size of around 2.1 persons per household this would result in around 6,720 additional residents (based on precedent areas in Sydney including Lachlan's Line in Macquarie Park and Rhodes East). The additional population of the Study Area would increase the forecast population of West Pennant Hills to 23,843 people post development.

The Study Area will be a high-density urban community, quite different to the existing low-density suburban area.

The age profile of the Study Area is likely to be mostly younger couples with and without children, young children and working aged residents.

Planning and planning context

Cherrybrook Village is adjacent to the Cherrybrook Station Priority Precinct and significant population growth and change is forecast for the area. Both the Hills Shire Council and Hornsby Council identify in their Community Strategic Plans a need to deliver social infrastructure and place outcomes to respond to growth. Existing community facility, open space and recreation plans and strategies from the Hills and Hornsby Councils indicate that there is currently high demand for: sportsfields for competitive team sports; informal recreational spaces for walking and cycling; and

indoor recreation facilities (with indoor courts) and play spaces that address the needs of a range of users from 0 to 17 years.

Existing community facilities and open space

A map showing all community facilities and open space within 800 metres of the site is provided at Figure 2 (page 23). An audit of all community facilities, services, and open space within 2.5km is provided at Appendix 1.

Community facilities

There are currently no multipurpose community facilities or libraries within 400m walking distance of the Study Area. However, there is one childcare centre within the Study Area and one within 400m. In addition, within 800 metres of the Study Area there are seven community facilities including 1 childcare centre; 1 independent girls' school; 2 community centres; 1 sports club; and 2 retirement villages. There are no primary schools or public high schools within 800 metres of the Study Area. The nearest primary school, Cherrybrook Primary School (1.3km away) has high student numbers and Cherrybrook Village is not in the catchment for this school. Children living at Cherrybrook Village are in the catchment for West Pennant Hills Primary School, but it is 2.2km away and has around 570 students. The nearest library, Castle Hill Library is 2.5km away and is highly utilised. The nearest shopping is Woolworths Metro (950metres) and major shopping facility Castle Towers, 2.2km away. The nearest medical centres are around 2km away.

Existing community facilities in West Pennant Hills are ageing and single purpose.

Open space

At 43.14ha, the suburb of West Pennant Hills currently has a high provision of open space including 22.7ha of bushland, 13.8ha of parkland and 6.6ha of sportsgrounds.

There are no parks within the Study Area and there is only one small neighbourhood park around 400metres from the Study Area. In addition, within 800 metres of the Study Area there are 9 open space areas including 6 local parks, 2 district parks, and 1 regional park. There are no local parks within 400 metres walking distance. The Government Architect's Office recommends that there should be at least one local park of a minimum 0.3ha within 200m of all high density dwellings.

Demand for community facilities and open space

Demand for community facilities and open space created by the population of Cherrybrook Village has been assessed using population benchmarks and planning standards and existing provision. Based on a forecast population of 6,476 people, the demand for community facilities and open space for the residents of Cherrybrook Village will be:

Community facilities

The future population of the Study Area will result in demand for:

- Around 180 new childcare places (2 x 90 place centres)
- Around 216 primary school places and 58 Out of School Hours Care places

- Around 135 high school places
- 536m² of multipurpose community space (based on standard of 80m² per 1,000 people). Around 1,880m² would be required for the future population of the suburb of West Pennant Hills.
- 350m² of library floor space. While the increased population does not indicate demand for a new library, around 1,100m² would be required to support the forecast population of the suburb of West Pennant Hills, and
- Communal open space within apartment blocks including rooms for meetings/music practice/study space.

The redevelopment does not create demand for an aquatic centre or indoor recreation centre which are district level facilities, however there is a gap in provision of indoor recreation centres within this area.

Open space

The population of the Study Area will result in demand for:

- Around 45,000m² of open space (based on WHO standard of 9m² per person) including 1 local park onsite within 200m of all high density dwellings.
- 1 cricket oval, 1 soccer field, 1 multi-purpose outdoor court.

Other services/facilities

Because of the high proportion of working aged people there will also be demand for services that support night activity such as small bars and restaurants/cafes onsite. There will also be demand for other community services such as medical centres, supermarkets, cinema, specialty stores, which may be provided as part of the new neighbourhood centre around the Cherrybrook Station (Cherrybrook Station Structure Plan).

In addition, the Cherrybrook Station Structure Plan¹ indicates that a new neighbourhood centre will surround Cherrybrook Station, providing opportunities to improve the local public domain. The Plan proposes:

- The creation of open space linkages and connections between new and existing housing and open space
- Protection of existing green spaces such as the Blue Gum Forest and the reinforcement of ecological corridors
- 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, where the Cherrybrook Village is located.

¹ NSW Transport and NSW Planning, North West Rail Link Cherrybrook Station Structure Plan, A Vision for Cherrybrook Station Surrounds

Recommended community facility benefit

The following community facilities are recommended to support the new population and provide benefit to the existing population and future population of West Pennant Hills. These facilities may be provided onsite, or through a contribution toward them to be provided nearby within the Cherrybrook Station Priority Precinct.

Facility	Location	Floor space/size requirements Study Area	Floor space required West Pennant Hills
1 x multi-purpose community centre (Council owned, public facility) <ul style="list-style-type: none"> Meeting rooms Storage (for community groups, events e.g. stages) Multipurpose hall Creative/cultural space Youth/seniors space 	<p>Could be located onsite connected to outdoor space</p> <p>Or</p> <p>A contribution could be provided toward a multipurpose community centre to be provided near the future Cherrybrook Station.</p>	536m ² to support the population of the Study Area only.	1,880m ² would be required to support district needs for West Pennant Hills forecast population (district facility)
180 new early education and care places	Located on ground floor, or at least no higher than podium level. Include natural play space.	<p>2 x 90 place centres for children aged 0 to 5 years</p> <p>Each 90 place centre would require around 1,100m² including 7m² per child unencumbered natural outdoor space.</p>	Not assessed
Library floor space	There is potential for a new library offsite, near station/town centre. Could be co-located with a future multipurpose community centre.	350m ² to support the population of the Study Area only.	A library of 1,100m ² would be required to support the forecast population of West Pennant Hills suburb
1 x indoor recreation centre (dry) - this could be owned by Council and leased to a 2 nd party to operate, or privately owned and operated and could include indoor courts/gym and fitness space.	In proximity to open space. Should include courts for badminton, volleyball, table tennis, futsal and gym equipment.	A local centre (2 indoor courts) would require around 2,300m ²	<p>A district centre (4 indoor courts) would require around 4,500m².</p> <p>Indoor recreation centres with 4 courts are more economically feasible but operate at a district level.</p>

Facility	Location	Floor space/size requirements Study Area	Floor space required West Pennant Hills
Rooftop courts could be provided s free access to residents.			
Up to 216 Primary school places with OSHC facility	While this would not be provided within the Study Area site a new primary school will most likely be required to service the needs of the forecast population of West Pennant Hills and Cherrybrook and would be well located near the future Cherrybrook Station	216 additional students aged 5 to 11 living in the Study Area.	Not assessed
Up to 135 high school places	Whilst this would not be provided in the Study Area additional high school places will be required to service the incoming population.	135 additional students aged 12 to 17 living in the Study Area	Not assessed

Recommended open space provision

It is recommended that the following open space should be provided onsite, and/or through a contribution toward embellishing open space in nearby parks to increase their capacity to handle increased demand.

Facility	Location	Floor space/size requirements Study Area	Evidence base
2.7ha of usable open space (15% of site size) through parks as detailed below:			
1 x Local Level 1 park (0.5 to 2ha) with walkable connections throughout site (not more than 400m from any resident) and no major barriers to access	Within Study Area	2ha park with marking for active informal team sports	Need for self-sustaining open space and facilities onsite Meets Draft Open Space and Guidelines (Government Architect's) There is no local level 1 park within 400metres 10% of site is 1.8ha and 15% is 2.7ha
2 x Local Level 2 parks (0.1 to 0.5ha) within 200m of all	All dwellings must be within 200m of 1 local level 2 park	Best practice is no less than 0.3ha.	Meets Greater Sydney Commission and Government Architect's Office benchmarks for high density that all dwellings must be

Facility	Location	Floor space/size requirements Study Area	Evidence base
dwellings within the Study Area.			within 200m of Local Level 2 park. Growth Centres Commissions recommends 0.3ha as a minimum usable size.
2 x playgrounds – 1 for children aged 0 to 5 years and 1 for children 5 to 11 years	Within proposed parks or natural bushland areas	NA	Need indicated based on benchmarks. Children will be living in apartments and will need nature based play opportunities away from high density living for health and wellbeing outcomes.
1 x outdoor multi-purpose court with climbing walls/exercise equipment	Near indoor recreation centre, or could be located on rooftop of an indoor recreation centre.	NA	High proportion of young workforce and young people needing access to free and informal recreation facilities
Green linkages (green grid) throughout site connecting to nearby sports fields, train station, natural bushland and other community uses.	Connecting pedestrians and cyclists via recreational green links through Study Area.	NA	Priority for Greater Sydney Commission and Government Architect's Office
Contribution toward embellishment of nearby sports field to increase capacity of existing sportsfields to support forecast increased population.	NA	NA	The Hills Shire has identified a need for a greater range of sporting opportunities for the residents of West Pennant Hills and Cherrybrook Village. There is existing competition for sports fields and an undersupply of rugby, cricket, netball, soccer, fields. The Study Area site does not have the capacity for competition sized sports fields.
Communal facilities			
Communal community flexible rooms within residential towers for resident gatherings/events; music practice; study space	Co-located with podium rooftop communal open space	Between 50m ² and 200m ² per room depending on use Needs to consider storage space / access	Helps to reduce friction in high density communities by providing spaces that are purpose built for noisy activities e.g. learning to play drums, piano, having kids' parties etc.

1. Introduction and approach

1.1. Purpose

The purpose of this report is to provide recommendations relating to the community facility and open space needs resulting from a proposed new high density residential precinct in West Pennant Hills, The Hills LGA (in the new Cherrybrook railway precinct). The proposed redevelopment will comprise approximately 3,200 new dwelling units and house around 6,720 residents. The project is currently in pre-zoning phase with a Planning Proposal package being prepared to be lodged with Council.

This report:

- Provides an assessment of the community facility and open space needs of the proposed resident population of the development, and benefits that could be delivered to support the wider West Pennant Hills community, resulting from the increased resident population;
- Makes recommendations in relation to the community facility and open space gaps and opportunities; and
- Considers opportunities to enhance community integration and social sustainability to benefit residents and the wider community through community facilities and open space.

1.2. Proposal outline

The proposed development will comprise 3,200 dwellings across a study area of approximately 180,493m². The Vision for the site is to achieve:

- Buildings of exemplary architectural flare that will enhance the Castle Hill Road experience and provide punctuation of the skyline in unique and varied forms;
- A range of building heights to maximise the amount of greenspace and landscaping surrounding the buildings;
- Improved pedestrian experience and encourage access through the site by creating substantial green links and corridors connecting the wider community to Castle Hill Road and Cherrybrook Station;
- A vibrant Civic Plaza with cafes and restaurants which activates an underground station link; and
- A clear and legible road network with convenient access into and through the site while delivering tree lined streets with kerbside parking.

Figure 1 shows the location of Cherrybrook Village Master Plan Study Area.

Figure 1 Cherrybrook Village Master Plan Study Area



1.3. Definitions and inclusions

Public community facilities are those indoor (built form) spaces for individuals or groups to conduct a range of community development, social, cultural and recreational activities to enhance community wellbeing. Public community facilities include:

- Childcare providing preschool, long day care and occasional care
- Schools
- Community centres
- Community halls, meeting rooms and function space for hire
- Age specific spaces (e.g. youth, seniors)
- Indoor leisure facilities/club houses, and

- Libraries.

Communal community facilities are those facilities located within medium and high density buildings and are specifically created for the private use of those tenants and may include:

- Gyms
- Community rooms for meetings/book clubs/share spaces/gatherings/parties

Public open space refers to parks, outdoor courts, public squares, nature areas, and playgrounds. Public open space is that open space which is accessible to the public, and that can be planned or managed by local, State or Federal government.

The different levels of public open space are defined in Table 1.

Table 1 Types of open space

Type	Definition
Local	Small neighbourhood parks (generally between 0.5 and 1 hectare) which are used by a range of community members for social activities or informal leisure activities. Local parks may have some small equipment such as a playground or fitness equipment;
District	Larger parks which incorporate a range of recreational facilities and settings, and which service a suburb or suburbs. They may include playing fields or courts.
Regional	A large park of significance to the City of Sydney local government area, and which attracts visitors from further afield.

Communal open space is on private property, which is not always accessible to the public.

Examples of private open space include communal gardens, green roofs, and green spaces within a development only accessible to tenants of that development.

1.4. Methodology

The methodology for this Study includes:

1. Literature review of existing Hornsby Shire and The Hills community facilities and open space plans and strategies;
2. Demographic and socio-economic analysis of resident population of the proposed development and the suburb of West Pennant Hills;
3. Audit and mapping of existing community facilities and open space within 800 metres of the site;
4. Site visit to Study Area and surrounding neighbourhoods to complete a place audit; and
5. Telephone interviews with local services regarding current capacity.

2. Strategic context

2.1. State directions for place and open space

Access to open space and recreation supports liveability, health and wellbeing, and community and economic outcomes.

A focus of national and NSW strategic planning is creating healthy built environments, recognising that access to open space, recreation, and active transport opportunities in cities improves residents' health and quality of life. This includes providing new facilities as well as keeping facilities open later and increasing the shared use of facilities such as school sports grounds.

Better Placed, NSW Government Architect Office, 2017

Better Placed is a policy document produced by the Government Architect's Office that seeks to place good design at the centre of all development processes from project definition to concept design through to construction and maintenance. Better Placed is based around seven distinct objectives that together seek to create a 'well-designed built environment that is healthy, responsive, integrated, equitable and resilient':

- Better fit: contextual, local and of its place
- Better performance: sustainable, adaptable and durable
- Better for the community: inclusive, connected and diverse
- Better for people: safe, comfortable and liveable
- Better working: functional, efficient and fit for purpose
- Better value: creating and adding value, and
- Better look and feel: engaging, inviting and attractive.

As a new place, the site 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.

Draft Open Space for Recreation Guidelines

This guide provides a consistent approach and framework to encourage innovation in public open space planning and to promote higher community use of, and satisfaction with, public open space. The guide will inform open space planning in NSW through State environmental planning policies (SEPPs), metropolitan plans, regional plans, district plans, plans for local government areas and for smaller areas. It provides a framework for prioritising investments in public open space for recreation according to identified open space deficiencies.

Planning that relies on a spatial standard such as 2.8ha /1000 people is not effective without high levels of quality control and often works against opportunities for multiple use and innovative solutions. Equally, past approaches such as a percentage of land did not have any direct link to the

demand arising from a development, as densities can vary greatly yet the percentage stayed fixed. Rather than specifying a specific suite of parks and the land areas required for them, a set of performance outcomes have been proposed that identify the range of recreation opportunities to be provided and the characteristics of an acceptable solution to cater for recreation needs in open space. These include:

- Improve the provision and diversity of open space for recreation
- Understand the demands on existing open space and plan for open space in new and growing communities
- Improve the quality of open space for better parks and facilities
- Use open space to connect people to nature
- Link to the network of green space
- Encourage physical activity by providing better parks and better amenity
- Provide open space that is multifunctional and fit for purpose
- Design versatile, flexible spaces
- Consider life-cycle costs, management and maintenance.

The Guidelines recommend a new approach to benchmarking that includes:

- Quality
- Quantity
- Distribution, accessibility and connectivity
- Diversity
- Hierarchy and catchment
- Density of development
- This study reflects this new approach to planning for open space including benchmarks set for greenfield sites.

2.2. Cherrybrook Station Structure Plan

The Cherrybrook Station Structure Plan² provides the vision for the Cherrybrook Station, part of the North West Rail Link (NWRL), a priority transport infrastructure project for the NSW Government. The station will service residential areas of Cherrybrook, West Pennant Hills and Dural.

Cherrybrook Station was announced as a Priority Precinct in 2017. Cherrybrook Station will be one of eight new stations part of a 23 kilometre link, running from Epping to Cudgegong in North West Sydney. The Structure Plan states that the redevelopment of sites within the Study Area, and the

² NSW Department of Transport, NSW Department of Planning, North West Rail Link, Cherrybrook Station Structure Plan, A Vision for Cherrybrook Station Surrounds

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.

2.3. North District Plan, Greater Sydney Commission

West Pennant Hills is located on the border of the Central District and North District. Cherrybrook Station is located in the North District.

The key objective of the North District Plan is Connecting Communities. Key directions and priorities for the Northern District include:

- **A City supported by infrastructure.** Infrastructure supporting new developments including through: increased 30-minute access to a metropolitan centre/cluster, and planning for a city supported by infrastructure
- **A collaborative City.** Working together to grow a Greater Sydney including through increased use of public resources such as community facilities, and
- **A City for people.** Celebrating diversity and putting people at the heart of planning including through: increased walkable access to local centres; providing services and social infrastructure to meet people's changing needs; and fostering health, creative, culturally rich and socially connected communities.

2.4. Council Community Strategic Plans

The Hills Shire Community Strategic Plan 2017-2021, sets the following Strategic Directions:

- Building a vibrant community and prosperous economy: A connected and inclusive community with access to a range of services and facilities that contribute to health and wellbeing; Well informed local and potential companies about the range of employment opportunities, locations and business intelligence about the region.

- Proactive leadership: Sound governance that values and engages our customers and is based on transparency and accountability; Prudent management of financial resources, assets and people for long term sustainability.
- Shaping growth: Well planned and liveable neighbourhoods that meet growth targets and maintains amenity; Safe, convenient and accessible transport options and a variety of recreational activities that support and active lifestyle.
- Delivering and maintaining infrastructure: Our community infrastructure is attractive, safe and well maintained; infrastructure meets the needs of our growing Shire.
- Valuing our surrounds: Our natural surroundings are valued, maintained and enhanced and impacts are managed responsibly through education and regulatory action.

Hornsby Community Strategic Plan *Your Community Plan 2013-2023* sets the following goals for community outcomes:

- Work with key partners and our community to improve health and health services in the Shire
- Explore ways to improve social connectedness and the inclusion of all persons in our community
- Support and facilitate arts and cultural programs
- Provide community access to a range of places and spaces
- Provide infrastructure and services that serves current and future community needs, including active and passive recreational facilities.
- Provide infrastructure and services that are socially, environmentally and culturally responsive to community needs
- The Hills 2026 sets the following goals in relation to community outcomes:
 - Work with key partners and our community to improve health and health services in the Shire
 - Manage and maintain a diverse range of well used and relevant open space settings, participation opportunities and recreation facilities
 - Provide equitable access to a range of community services and facilities
 - Provide easily accessible employment, services and infrastructure to support housing areas
 - Maintain green spaces to reflect the Shire's natural "green" character.

2.5. Council Open Space and Recreation Strategies

- The Baulkham Hills Shire Council Recreation Strategy – Volume 2, 2007, found that across The Hills Shire:
 - Bushland Reserves are highly valued, but could be improved with contemporary recreation needs through walking trails, picnic areas and off-road bicycle trails

- The provision and distribution of outdoor recreational areas/facilities for informal use by young people (14 – 24 years) is relatively poor, and appears largely confined to five skate park/facility locations (three of which are in Baulkham Hills). There appears to be limited provision of informal basketball courts (half and full courts) or other similar facilities
- Competition is high for access to sporting facilities, and will continue to increase as the population grows.
- Key recommendations relevant to this Study include:
 - Prioritise the acquisition and embellishment of open space to maximise accessibility and use of all open space
 - Provide facilities for both passive and active recreation when assessing future development plans for major sites
 - Advocate strongly for the development of linear links and open space corridors to/from key activity nodes and destination points when investigating and considering development plans for major sites.

Specifically, in relation to West Pennant Hills, the Study found:

- West Pennant Hills has 2.9% of LGA's open space, 53% of which is bushland, 32% parks, and 15% sportsgrounds.
- West Pennant Hills has among the highest rates of participation in recreation in the Baulkham Hills Shire Council.
- The study identified existing competition for sportsgrounds, a lack of outdoor space for informal use by young people, and limited access to a range of sporting opportunities for people living in West Pennant Hills.
- People from West Pennant Hills were more likely than others in the LGA to rate the provision of indoor facilities as poor or very poor.
- There was identified demand for tennis courts, cycling and rollerblading, skating, walking tracks, unleashed dog areas, and family parks.
- The study also identified latent demand for aerobics/fitness/gym/weights facilities. The study identified that increasing density in the area would add to demand on open space.

Hornsby Shire Council's Unstructured Recreation Strategy - Volume 1, found that:

- West Pennant Hills has more pressure on existing open space and recreation facilities, and more conflicts between users, than other suburbs in the LGA.
- Housing trends in the LGA suggest there will be fewer dwellings with private space sufficient for incidental play and physical activity, possibly leading to an increase in demand for local streetscapes and parks.
- Open space will become the "new backyard" for many people as medium to high density residential development continues across the Shire.

Key findings relevant to this Study include:

- Provide a range of opportunities to address the needs of different lifecycle groups.
- Opportunities for residents to walk/socialise dogs is needed (a survey of residents in 2007 identified that around 11% of survey respondents visited local parks to walk to dog.
- Walking and cycling trails are needed to link parks.
- Play spaces that address the needs of a range of age groups and centre around imagination and socialisation, utilising natural elements (erg waterways, trees etc.).
- Campbell Park, West Pennant Hills is a key site for unstructured recreation including a kick wall.

2.6. National Participation Trends

The Australian Sports Commission (ASC) AusPlay survey tracks the recreation activities (both sport and non-sport physical activities) Australians participate in. A majority of Australians (55%) participate in sport or other physical activities at least 3 times a week. The most popular physical recreation activities were recreational walking, fitness/gym, swimming, and athletics. These recreation trends align with those of the broader Hills Shire Council population. Recent work completed by Cred Consulting for Office of Sport also indicated that culturally diverse communities participate in social and informal sports in public open space and informal recreation activities such as tai chi, soccer, volleyball and dance.



2.7. Implications for this study

- The Study Area is located adjacent to the Cherrybrook Station Priority Precinct which will see significant population growth and change in the area.
- Provision of social infrastructure and open space to meet growth is a priority for The Hills Shire Council and Hornsby Council as identified in their Community Strategic Plans.
- There is existing pressure on open space and recreation facilities in West Pennant Hills, including competition for sports fields and conflicts between users.
- Informal recreation is increasingly popular, indicating that with an increasing population there will be higher use of parks for informal recreational activities.
- Housing trends in the LGA suggest there will be fewer dwellings with private space sufficient for incidental play and physical activity, possibly leading to an increase in demand for local streetscapes and parks as open space becomes the “new backyard” for people in medium and high density developments.
- Walking and cycling are among the most popular activities nationally and demand for facilities has been identified locally. Trails are needed to link parks, and linear links and open space corridors to/from key activity nodes and destination points are a priority in new development plans for major sites.
- Indoor recreation facilities have the second highest usage after parks and reserves. There has been a demand for these facilities in West Pennant Hills. There is latent demand for aerobics/gym/fitness/weights facilities in West Pennant Hills.
- There is local demand for tennis courts, cycling and rollerblading, skating, walking tracks, unleashed dog areas, and family parks. There is a need for a wider range of sporting opportunities for people living in West Pennant Hills.
- Bushland Reserves are highly valued, but could be improved with contemporary recreation needs through walking trails, picnic areas and off-road bicycle trails.
- West Pennant Hills has among the highest rates of participation in recreation in the The Hills Shire.
- Playspaces should address the needs of a range of age groups and centre around imagination and socialisation, utilising natural elements (eg waterways, trees etc.)
- A range of opportunities to address the needs of different lifecycle groups should be provided.

3. Community profile

3.1. West Pennant Hills 2016

Total population 2016

In 2016, the total population of the suburb of West Pennant Hills was 12,647 people. Compared to The Hills and Greater Sydney, West Pennant Hills had a:

- Lower proportion of babies/pre-schoolers aged 0 to 4 years
- Much higher proportion of young people 12 to 24 years
- Much lower proportion of young workforce aged residents (25 to 34); and
- Significantly higher proportion of older workers and empty nesters (50 to 69).

Cultural diversity

In 2016, approximately 4,555 residents of West Pennant Hills (or 36.6%) spoke a language other than English at home, which is similar to the Greater Sydney average of 35.8%. The three most common languages other than English in West Pennant Hills are Mandarin (9.7%), Cantonese (8.5%) and Hindi (2.4%). The three most common languages in Greater Sydney are Mandarin (4.7%), Arabic (4.0%) and Cantonese (2.9%). The proportion of residents who spoke Mandarin or Cantonese increased significantly in West Pennant Hills between 2011 and 2016 from 6.4% of the population to 18.2% of the population.

Income

The median weekly household income is significantly higher in West Pennant Hills (\$2,801) than in Greater Sydney (\$1,745).

Housing

In 2016, there is a far greater proportion of low-density housing (separate dwellings) in West Pennant Hills (91%) and neighbouring Cherrybrook (81%) than in Greater Sydney. There is far less high density or apartment dwellings in West Pennant hills and Cherrybrook than Greater Sydney.

3.2. West Pennant Hills population forecast

Forecast.id for the Hills Shire projects the forecast growth in West Pennant Hills at 29.94% which is proportionally slower than the Hills Shire (46.91%).

Table 2 Population forecasts (forecast.id for the Hills Shire)

Population Forecast	West Pennant Hills	The Hills Shire
Population 2018	13,177	170,828
Population 2036	17,123	250,971
Population Change %	29.94%	46.91%

3.3. Develop scenario for the Study Area

The proposal includes 3,200 dwellings. Based on a household size of around 2.1 persons per household this would result in around 6,720 additional residents (based on precedent areas in Sydney including Lachlan's Line in Macquarie Park and Rhodes East). The additional population of the Study Area would increase the forecast population of West Pennant Hills to 23,843 people post development.

The Study Area will be a high-density urban community, quite different to the existing low-density suburban area.

The age profile of the Study area is likely to be mostly younger couples with and without children, young children and working aged residents.

Table 3 Forecast age profile Study Area (based on age profiles of similar high-density areas in Sydney)

Age group	No. Study Area	%
0 to 4	450	6.7
5 to 11	215	3.2
12 to 17	134	2.0
18 to 24	1431	21.3
25 to 34	2688	40.0
35 to 49	1,108	16.5
50 to 59	376	5.6

Age group	No. Study Area	%
60+	323	4.8
TOTAL	6,720	100%

Given precedents across Sydney, the forecast population of the Study Area is likely to be significantly more culturally diverse than West Pennant Hills currently, with much higher proportions of residents from China, Hong Kong and India. The trend toward more residents from China and Hong Kong is already occurring in West Pennant Hills. Social infrastructure and open space will need to respond to the interests of these culturally diverse communities.

3.4. Implications for community facilities and open space

The implications for community facilities and open space are outlined in Table 8.

Table 4 Implications for community facilities and open space

Demographic trend	Implications for access to community facilities and open space
Significant population growth of additional 6,720 residents (50% increase to West Pennant Hills current population)	<ul style="list-style-type: none"> Increased demand for existing limited sportsfields and courts. Competing uses in very limited open space - dog walking, passive v active, children playing, young people hanging out, walking, exercise, picnics, gatherings.
Increasing population of children age 0 to 4 years Increasing population of primary and secondary school aged children	<ul style="list-style-type: none"> Increased demand for childcare services and Out of School Hours Care services. Impact on local public primary and high school capacity Play equipment and play spaces that suits a range of age groups from 0 to 4, 5 to 11 and 12 to 17 years. Outdoor spaces for incidental/adventure play.
Increasingly culturally diverse population	<ul style="list-style-type: none"> Outdoor spaces to support culturally diverse leisure/social activities such as tai chi, dance, badminton, family gatherings, bbqs.
Lower proportion of older people than West Pennant Hills but	<ul style="list-style-type: none"> Park designs for intergenerational play including senior's exercise equipment, seating and shading.

Demographic trend	Implications for access to community facilities and open space
increasing population of retirees in the area.	<ul style="list-style-type: none"> ▪ Accessible facilities and open space and inclusion of universal design principles. ▪ Places for older people (retired) during the day to socialise with neighbours.
Increasing proportion of working age residents (25 to 49)	<ul style="list-style-type: none"> ▪ Public space activated in the evenings, well lit for night walks, runs, rides and other informal exercise. ▪ Exercise equipment in parks/along walkways. ▪ Access to team sports and sports ground in evenings. ▪ Active street life, restaurants, small bars.
Significantly highly dense population (around 60 times the current density of West Pennant Hills)	<ul style="list-style-type: none"> ▪ More people living in high density will increase demand for outdoor space away from the home for socialising, gathering, walking the dog, playing with children, exercise, birthday parties and other celebrations ▪ Increasing density will require more open space to create a break from the built form. ▪ Indoor spaces for kids' parties, gatherings, group meetings. ▪ Use of rooftops for green spaces for passive recreation and gathering spaces.

4. Community facilities and open space

4.1. Existing community facilities and open space within 800metres

Community facilities

As shown in Figure 2:

- There are no community facilities (community centres, libraries) within 400m walking distance of the Study Area.
- There is one childcare centre within the Study Area (Playdays) and one childcare centre within 400 metres.

However, there are 7 community facilities within approximately 800 metres of the Study Area including:

- 1 childcare centre
- 1 independent girls high school
- 2 single purpose community venues.. As can be seen by the image of the West Pennant Hills Valley Community Centre (overpage) local community centres are old and not multipurpose and unstaffed venues for hire
- 1 sports club, and
- 2 retirement villages.

Within 800 metres there is also:

- 1 Supermarket (Woolworths Metro)
- 2 heritage buildings (within the Study Area), and
- 1 Business Park (IBM).

There are no multipurpose and flexible community facilities, and no library, creative and cultural facilities within 800m of the Study Area.



West Pennant Hills Valley Community Centre



Heritage buildings onsite

There are two heritage buildings located on or near the Study Area. Dunrath, which is located on the site has the potential to be used for community space/uses.



Glenhope heritage building (excluded from study area)



Dunrath heritage building (including in study area)

Open Space within 800 metres of the Study Area

As shown in Figure 2, there are currently no parks within the Study Area to service the proposed 6,476 residents. However, there are areas of natural bushland and gardens connected to the two heritage buildings. The nearest local (or neighbourhood park), Robert Road Playground, is approximately 400 metres from the Study Area and is a small neighbourhood space.

There are 10 open space areas within approximately 800 metres walk of the Study Area:

- 7 local parks (High Roads Village Green, Salisbury Downs Drive Playground, Henry Curtis Reserve, Grosvenor Place Reserve, Robert Road Playground, Roslyn Park, and Edward Bennett Oval);
- 2 district parks with sports fields (Castlewood Community Reserve, and George Thornton Reserve); and
- 1 regional park (the Cumberland State Forest).

Open space in West Pennant Hills

In the suburb of West Pennant Hills, the majority (53%) of open space is bushland, followed by parks (32%). The average size of each open space parcel in West Pennant Hills is 1.23ha.

Table 5 Open space in West Pennant Hills

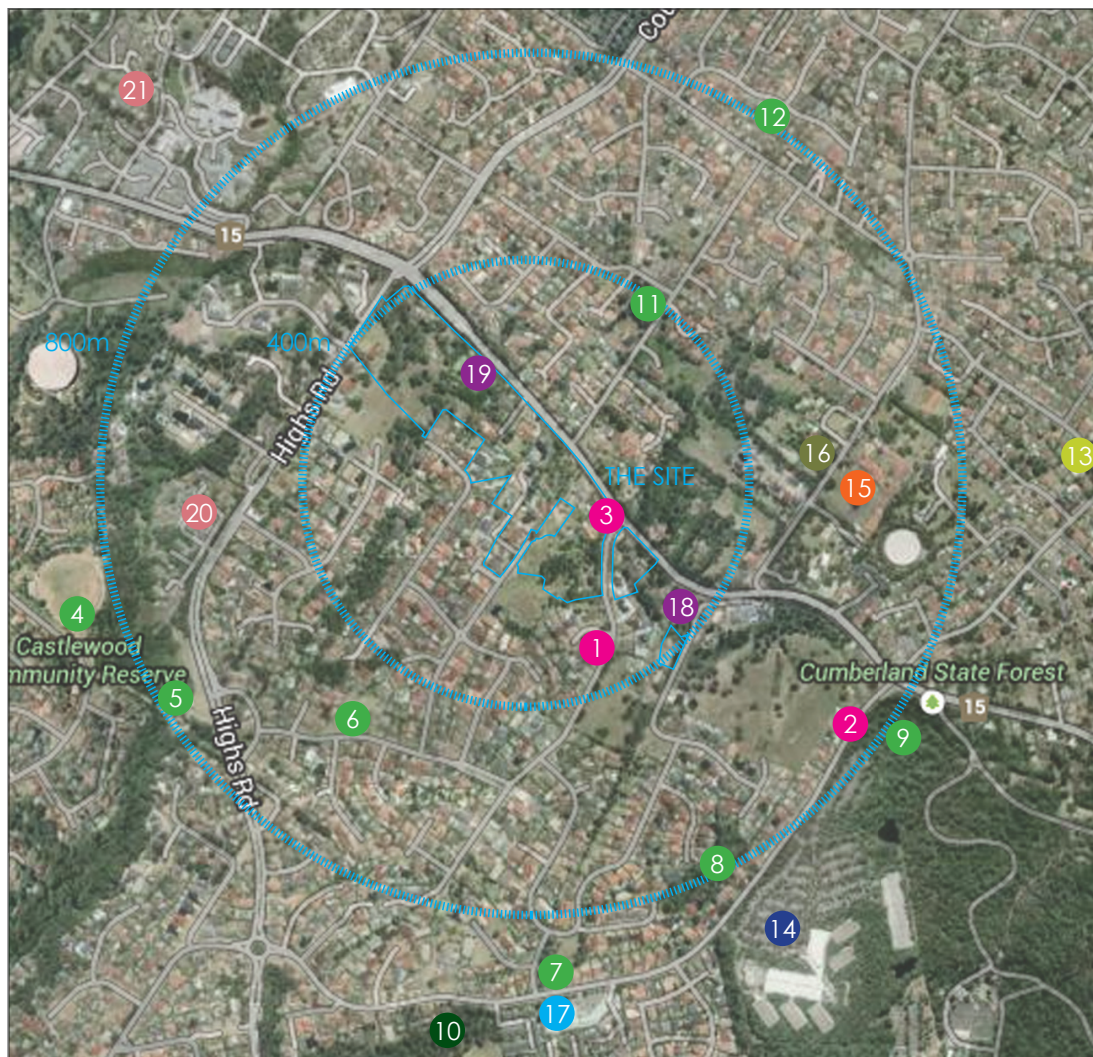
Total # reserves	Total Open space ha	% of LGA total	Bushland		Park		Sportsground		Average size ha#
			Ha	Suburb %	Ha	Suburb %	Ha	Suburb %	
35	43.14	9.6%	22.71	53%	13.82	32%	6.62	15%	1.23ha

Source: The Hills Sport and Recreation Strategy, 2006 Volume 2 (Stratcorp Consulting 2007)

Observations regarding the open space currently available are:

- There are established trees and areas of bush located within and around the Study Area that could be utilised for walking, cycling, and adventure play
- Due to the Study Area's elevation there are great views to North West Sydney
- An undulating landscape makes it difficult to walk long distances comfortably
- The playgrounds nearest to the Study Area are very similar in offer and cater for a young age group below 9 years old, and
- Some of the larger parks include sport orientated recreational spaces such as basketball courts and cricket nets that were observed being used at time of site visit.

Figure 2 Facilities and open space within 800 metres of the Study Area



● **CHILDCARE**

- 1. Playdays Preschool and Long Day Care Centre
- 2. Eurambie Park Child Care Centre
- 3. Kindalin Early Childhood Learning Centre

● **OPEN SPACE**

- 4. Castlewood Community Reserve
- 5. Highs Road Village Green
- 6. Salisbury Downs Drive Playground
- 7. Henry Curtis Reserve
- 8. Grosvenor Place Reserve
- 9. Cumberland State Forest
- 10. George Thornton Reserve
- 11. Robert Road Playground
- 12. Roslyn Park
- 13. Edward Bennett Oval

● **BUSINESS PARK**

- 14. IBM Cumberland Forest

● **EDUCATION**

- 15. Tangara School for Girls

● **COMMUNITY FACILITIES**

- 16. Dulkara Centre for Life Skills and the Arts
- (13) West Pennant Hills Sports Club
- (10) West Pennant Hills Valley Community Centre

● **SHOPPING**

- 17. Woolworths Metro

● **HERITAGE (Within 400m)**

- 18. Glenhope
- 19. Dunrath

● **RETIREMENT VILLAGE**

- 20. Wirreanda Village
- 21. Anglican Retirement Village

4.2. Community facilities and open space within 2.5km

A comprehensive audit of facilities, open space and other services within 2.5 km of the Study Area was completed. The audit in Appendix 2, shows that within approximately 2.5 km there are:

- 20 childcare centres
- 9 parks with playing fields
- 2 major open space areas
- 1 Business Park
- 6 schools (including 2 public primary schools, and 1 public high school)
- 4 community facilities/centres
- 1 library (district level)
- 1 indoor aquatic centre
- 4 shopping centres/supermarkets
- 3 medical centres

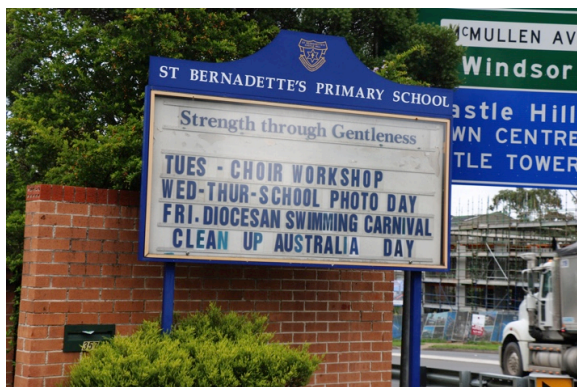
The nearest hospital The Sydney Adventist Hospital is 6.4 km away.



IBM Business Park



Woolworths Metro



St Bernadette's Primary School



Retirement Village

5. Social infrastructure and open space benchmarking

This section provides an analysis of social infrastructure and open space needs based on current approaches to population benchmarking. It includes an assessment of the social infrastructure and open space needs that would be triggered by the future population of the Study Area alone, as well as for the forecast population of West Pennants Hills (in 2036 post development), as there may be opportunities to deliver broader community benefits for the area through the proposal either within the Study Area or through a contribution toward new multipurpose community facilities and open space connected to the future Cherrybrook Station.

Table 6 Social infrastructure and open space benchmarking

Facility	Benchmark	Existing facilities	3,200 unit (6,720 residents)	West Pennant Hills population 2036 (23,843 residents)
REGIONAL FACILITIES				
Indoor leisure centre (dry)	1: 50,000 to 100,000 people	0	0	0.5
Indoor Leisure Centre (wet/pool)	1: 30,000 to 60,000 people	0	0	0.7
DISTRICT LEVEL FACILITIES				
Community exhibition space	1:20,000 to 30,000 people	0	0	1
Library	20,000 to 35,000 (39m2 + 20% circulation space)	0 (nearest is 2.5km from the site in Castle Hill)	350m2	1: 1,100m2
Community arts centre	1,000 to 1,500m2 for every 40,000-50,000 people (part of multipurpose community centre)	0	0	0.5

Facility	Benchmark	Existing facilities	3,200 unit (6,720 residents)	West Pennant Hills population 2036 (23,843 residents)
Secondary School:	1 government high school for up to 1,200 students	1 independent girls' school Nearest public is in Pennant Hills	134 students	1
Primary School	1 primary school for 500 students aged 6 to 12 years	0	216 students	Not assessed for suburb
Multipurpose Community Centre	1:20,000 to 30,000 people (80m ² per 1,000 people)	0	0	1: 1,880
Function and conference centre	1:20,000 to 30,000 people	1 (Sports Club)	-	1
Seniors Centre	1:15,000 to 20,000 people	0	-	1
Youth Centre	1 for every 3,000 young people aged 13 to 19	0	-	1
Out of School Hours Care	0.27 places per child aged 5 to 11 years	0	58	Not assessed for suburb
LOCAL/NEIGHBOURHOOD LEVEL				
Community meeting room/small hall/small community centre	1:6,000 to 15,000 people	2	1: 536 m ²	-
Library	57.5m ² per 1,000 (fewer than 20,000 people)	0	350m ²	-

Facility	Benchmark	Existing facilities	3,200 unit (6,720 residents)	West Pennant Hills population 2036 (23,843 residents)
Early education and care Under 5 years	0.4 places per child aged 0 to 4 years + 1 place for every 75 workers	3 within 800m. 1 onsite providing 39 places	180 (2 x 90 place centres) for new resident + 39 places provided at Playdays	Site needs only assessed
Playgrounds	1 playground per 500 children aged 0 to 4 years within 400m of all dwellings	-	1 within Study Area	Site needs only assessed
	1 playground per 500 children aged 5 to 11 years within 400m of all dwellings	-	1 within Study Area	Site needs only assessed
OUTDOOR SPORTS FACILITIES				
Sports fields (rugby/cricket/soccer)	1:4,000 to 7,000 people	2	1	Site needs only assessed. However, Office of Sport advises that new populations of 10,000 people require 2 x double playing fields to address demand from new residents (4.5ha)
Indoor courts (# of courts)	1:10,000	0 within West Pennant Hills	1	Up to 3
Youth recreation plaza/skate park	District 1:10-25,000 Local 1: 5 to 10,000	0	1 local	2 district or local

Facility	Benchmark	Existing facilities	3,200 unit (6,720 residents)	West Pennant Hills population 2036 (23,843 residents)
Multipurpose outdoor courts	1:10.000	0	Up to 1	Up to 3
OPEN SPACE				
Per person	WHO 9m2 per person (ha)	NA	5.4ha	
Land area	Land Area - 10% of site (ha)	NA	1.8ha	Site needs only assessed
	Land Area - 15% of site (ha)	NA	2.7ha	Site needs only assessed
	Land Area - 20% of site (ha)	NA	3.6ha	Site needs only assessed
Proximity (Government Architect's Office Open Space for Recreation Guidelines)	1 regional park within 5 to 10km (approx. 5ha+)	1	Can access from Study Area	Can access
	1 district park within 2km (approx. 2 - 5 ha)	2	Can access from Study Area	Can access
	All residents should be within 400m of at least 1 level 1 local park with walkable connections and no major barriers (approx. 0.5 to 2ha)	0	1 needed within Study Area - should include active sports	Site needs only assessed
	All residents living in high density should be within 200m of at least a level 2 local park with walkable connections and no major barriers (approx. 0.1 to 0.5ha)	0	At least 2 across site minimum 0.3 ha to be usable	Site needs only assessed

6. Recommendations

This section provides a range of community benefits that could be delivered within the Study Area to respond to the new/incoming community of Cherrybrook Village and that could provide broader community benefit for the existing and future population of West Pennant Hills and the growing Cherrybrook Station Priority Precinct.

6.1. Community facilities

Demand for community facilities and open space created by the population of Cherrybrook Village has been assessed using population benchmarks and planning standards (see Appendix 2) and existing provision. Based on a forecast population of 6,476 people, the demand for community facilities and open space for the residents of Cherrybrook Village will be:

The future population of the Study Area will result in demand for:

- Around 180 new childcare places (2 x 90 place centres)
- Around 216 primary school places and 58 Out of School Hours Care places
- Around 135 high school places
- 512m² of multipurpose community space (based on standard of 80m² per 1,000 people). Around 1,880m² is required for the forecast population of West Pennant Hills
- 350m² of library floor space. While the increased population does not indicate demand for a new library, around 1,100m² would be required to support the forecast population of the suburb of West Pennant Hills, and
- Communal open space within apartment blocks including rooms for meetings/music practice/study space.

The redevelopment itself does not create demand for an aquatic centre or indoor recreation centre which are district level facilities, however there is a gap in provision of indoor recreation centres within this area as identified through Council's strategic planning, and a contribution toward future facilities could be provided to deliver broad community benefits.

Recommended community facility benefit

The following community facilities are recommended to support the new population and provide benefit to the existing population.

These facilities may be provided onsite, or a contribution toward them provided in a nearby location near the town centre or Cherrybrook Station.

Facility	Location	Floor space/size requirements	Evidence Base
1 x multi-purpose community centre (Council owned, public facility) <ul style="list-style-type: none"> Meeting rooms Storage (for community groups, events e.g. stages) Multipurpose hall Creative/cultural space Youth/seniors space 	Flexible meeting space, community hall/function space. Connected to outdoor space (green or plaza) for community events, markets etc. Located near town centre/retail/station Ground floor	536m ² to support the population of the Study Area only (local facility) 1,880m ² to support district needs for West Pennant Hills forecast population (district facility)	Planning benchmarks indicate 80m ² per 1,000 people required. There are no quality multipurpose community centres in proximity to the Study Area. Multipurpose community centres build social connections and provide spaces for health, recreational, social and cultural programs for all age groups.
180 new early education and care places	Located on ground floor, or at least no higher than podium level. Include natural play space.	2 x 90 place centres for children aged 0 to 5 years Each 90 place centre would require around 1,100m ² including 7m ² per child unencumbered natural outdoor space.	0.4 places per child aged 0 to 4 years
Library (local)	Near station/town centre	350m ² for population of Study Area. 1,100m ² for forecast population of West Pennant Hills suburb	The nearest library is Castle Hill and is highly utilised. Future growth within the precinct and the transit-oriented nature of the precinct, will require access to facilities such as libraries near the Cherrybrook station.
1 x indoor recreation centre (dry) - this could be owned by Council and leased to a 2 nd party to	In proximity to open space. Should include courts for badminton, volleyball, table	A local centre (2 indoor courts) would require around 2,300m ²	There are no indoor recreation centres in West Pennant Hills/Cherrybrook. Council's recreation strategy

Facility	Location	Floor space/size requirements	Evidence Base
<p>operate, or privately owned and operated and could include indoor courts/gym and fitness space.</p> <p>Rooftop courts could be provided s free access to residents (e.g. Ulitmo Community Centre)</p>	tennis, futsal and gym equipment.	<p>A district centre (4 indoor courts) would require around 4,500m².</p> <p>Indoor recreation centres with 4 courts are more economically feasible but operate at a district level.</p>	<p>indicates that Indoor facilities have the second highest usage after parks and reserves. There has been a demand for these facilities in West Pennant Hills.</p> <p>A high proportion of culturally diverse residents will live here, who are higher users of indoor recreation facilities (Office of Sport research, 2018).</p>
Up to 216 Primary school places with OSHC facility	While this would not be provided within the Study Area a new primary school will most likely be required to service the needs of the forecast population of Pennant Hills and Cherrybrook and would be well located near the future Cherrybrook Station	216 additional students aged 5 to 11 living in the Study Area.	Cherrybrook Village is in the catchment for West Pennant Hills Public School, which currently has around 540 students. It is located approximately 2.2km away from the study area. Cherrybrook Public School is located closer to the Study Area (1.3km) but enrolments are high and nearing capacity. With proposed development in other locations nearby the Cherrybrook Village, there is an identified demand for a new public primary school that would service the growth around the Cherrybrook Station.
Up to 135 high school places	Whilst this would not be provided in the Study Area additional high school places will be required to service the incoming population.	135 additional students aged 12 to 17 living in the Study Area	The nearest public school is in Pennant Hills

6.2. Open space

The population of the Study Area will result in demand for:

- 2.7ha of usable open space (based on 15% of the site size)
- 2 local level 2 parks within 200m of all dwellings (between 0.1 and 0.5ha)
- 1 local level 1 park within 400m of all dwellings (between 0.5ha and 2ha)
- 2 playgrounds for a range of ages, and
- Contribution toward 1 cricket oval, 1 soccer field, 1 multi-purpose outdoor court.

Recommended open space provision

It is recommended that the following open space should be provided onsite, and/or through a contribution toward embellishing open space in nearby parks to increase their capacity to handle increased demand.

Facility	Location	Floor space/size requirements	Evidence Base
2.7ha of usable open space (15% of site size) through parks as detailed below:			
1 x Local Level 1 park (0.5 to 2ha) with walkable connections throughout the Study Area (not more than 400m from any resident) and no major barriers to access	Within Study Area	2ha park with marking for active informal team sports	Need for self-sustaining open space and facilities onsite Meets Draft Open Space and Guidelines (Government Architect's) There is no local level 1 park within 400metres 10% of site is 1.8ha and 15% is 2.7ha
2 x Local Level 2 parks (0.1 to 0.5ha) within Study Area)	All dwellings must be within 200m of 1 local level 2 park	Best practice is no less than 0.3ha.	Meets Greater Sydney Commission and Government Architect's Office benchmarks for high density that all dwellings must be within 200m of Local Level 2 park. Growth Centres Commissions recommends 0.3ha as a minimum usable size.
2 x playgrounds – 1 for children aged 0 to 5 years	Within proposed parks or natural bushland areas	NA	Need indicated based on benchmarks.

Facility	Location	Floor space/size requirements	Evidence Base
and 1 for children 5 to 11 years			Children will be living in apartments and will need nature-based play opportunities away from high density living for health and wellbeing outcomes.
1 x outdoor multi-purpose court with climbing walls/exercise equipment	Near indoor recreation centre, or could be located on rooftop of an indoor recreation centre.	NA	High proportion of young workforce and young people needing access to free and informal recreation facilities
Green linkages (green grid) throughout site connecting to nearby sports fields, train station, natural bushland and other community uses.	Connecting pedestrians and cyclists via recreational green links through Study Area.	NA	Priority for Greater Sydney Commission and Government Architect's Office
Contribution toward embellishment of nearby sports field to increase capacity of existing sportsfields to support forecast increased population.	NA	NA	The Hills Shire has identified a need for a greater range of sporting opportunities for the residents of West Pennant Hills and Cherrybrook Village. There is existing competition for sports fields and an undersupply of rugby, cricket, netball, soccer, fields. The Study Area site does not have the capacity for competition sized sports fields.
Communal facilities			
Communal community flexible rooms within residential towers for resident gatherings/events; music practice; study space	Co-located with podium rooftop communal open space	Between 50m ² and 200m ² per room depending on use Needs to consider storage space / access	Helps to reduce friction in high density communities by providing spaces that are purpose built for noisy activities e.g. learning to play drums, piano, having kids' parties etc.

6.3. Other services/facilities

Because of the high proportion of working aged people there will also be demand for services that support night activity such as small bars and restaurants/cafes onsite. There will also be demand for

other community services such as medical centres, supermarkets, cinema, specialty stores, which may be provided as part of the new neighbourhood centre around the Cherrybrook Station (Cherrybrook Station Structure Plan).

In addition, the Cherrybrook Station Structure Plan³ indicates that a new neighbourhood centre will surround Cherrybrook Station, providing opportunities to improve the local public domain. The Plan proposes:

- The creation of open space linkages and connections between new and existing housing and open space
- Protection of existing green spaces such as the Blue Gum Forest and the reinforcement of ecological corridors
- 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, where the Cherrybrook Village is located.

³ NSW Transport and NSW Planning, North West Rail Link Cherrybrook Station Structure Plan, A Vision for Cherrybrook Station Surrounds

APPENDIX 1

Audit of community facilities and services and open space within 2.5km of the Study Area

1. Community facilities and services.

	FACILITY NAME	ADDRESS	DESCRIPTION	DISTANCE
CHILDCARE				
1	Playdays Preschool and Long Day Care Centre	15 Glenhope Road, West Pennant Hills	39 place long day care centre	350m
2	Kindalin Early Childhood Learning Centre	1 Glenhope Rd, West Pennant Hills	58 place long day care centre	140m
3	Euramb Park Child Care Centre	Lot 101, Coonara Avenue, West Pennant Hills	40 place long day care centre	740m
4	Cherrybrook Community Preschool	Gumnut Place, Cherrybrook	25 place day care centre	1.4km
5	Sun Valley Pre-School Kindergarten	42B Hill Road, West Pennant Hills	27 place kindergarten	1.4km
6	Heritage House Childcare and Early Learning Centre - Cherrybrook	1A Greenoaks Ave, Cherrybrook	56 place long day care centre	1.5 km
7	Cherrybrook Pre-School Kindergarten	81-83 New Line Road, Cherrybrook	56 place long day care centre	1.5km
8	Appletree Pre School,	81A David Road, Castle Hill	39 place long day care centre	1.6km
9	Adventures Preschool and Long Day Care	25 New Line Road, West Pennant Hills	58 place long day care centre	1.7km
10	Binnowee Kindergarten Co-Op Society Ltd	6 New Line Road, West Pennant Hills	40 place long day care centre	1.8km

	FACILITY NAME	ADDRESS	DESCRIPTION	DISTANCE
11	Young Academics Early Learning Centre Castle Hill	14 Garthowen Cres, Castle Hill	72 place long day care centre	1.9km
12	Hills Montessori School	10-14 Taylor St, West Pennant Hills	70 place day care centre	1.9km
13	Castle Hill Community Preschool	35 Walsh Avenue, Castle Hill	94 place long day care centre	1.9km
14	Castle Hill Pre-School Kindergarten	Greenup Park, 139A Cecil Avenue, Castle Hill	40 place kindergarten	2km
15	Greenway Park Early Childhood Education Centre	31X Shepherds Drive, Cherrybrook	72 place long day care centre	2km
16	Kindalin Early Childhood Learning Centre - Cherrybrook	2 Roslyn Place, Cherrybrook	39 place long day care centre	2km
17	Kindalin Early Childhood Learning Centre - Cherrybrook Shops	Cherrybrook Shopping Village 41-65 Shepherds Drive, Cherrybrook	48 place long day care centre	2.1km
18	Hills Adventist College Early Learning Centre	Seventh Day Adventist School, 84-88 Cecil Avenue, Castle Hill	59 place long day care centre	2.3km
19	Mini Miracles - Castle Hill	84-90 Cecil Avenue, Castle Hill	43 place long day care centre	2.3km
20	Bright Horizons Early Learning Centre	6 Leigh Place, West Pennant Hills	48 place long day care centre	2.4km
BUSINESS PARK				
21	IBM Cumberland Forest	55 Coonara Ave. (at Castle Hill Rd.), Pennant Hills NSW 2125, Australia	IBM campus/employment	800m

	FACILITY NAME	ADDRESS	DESCRIPTION	DISTANCE
EDUCATION				
22	Tangarra School for Girls	77-97 Franklin Road Cherrybrook NSW 2126 AUSTRALIA	Independent girl's school, k-12 and Out of School Hours Care	680m
23	Oakhill College	423-513 Old Northern Road Castle Hill NSW 2154	Catholic boys 7-10, Co-ed 11-12, full enrolment	1.4km
24	Cherrybrook Public School	131 New Line Rd, Cherrybrook NSW 2126	Public primary school (outside site catchment)	1.3km
25	Cherrybrook Technical High School	28-44 Purchase Road, Cherrybrook NSW 2126	Public high school (outside catchment) - currently the site is in the catchment for Pennant Hills High School (which is 5km away and has around 1,000 students)	1.8km
26	West Pennant Hills Public School	Church Street, West Pennant Hills NSW 2125	Public primary school Site is in this school's catchment 570 students in 2014 up from 500 in 2010	2.2km
27	St Bernadette's Primary School	357 Old Northern Road, Castle Hill	Catholic primary school	2.4km
COMMUNITY FACILITY/CENTRE				
28	West Pennant Hills Sports Club	103 New Line Road, Cherrybrook	Bowls Tennis Bar/Restaurant	1km
29	West Pennant Hills Valley Community Centre	42a Hill Rd, West Pennant Hills NSW 2125	Community centre on George Thorton Reserve Three rooms for hire, capacity from 30-170	1km
30	Castle Hill Community Centre	Corner Pennant and Castle St, Castle Hill	Five rooms for hire, capacity from 20-500 people	2.5km
31	Gumnut Community Centre,	Gumnut Parade, Cherrybrook	Council venue for hire Capacity 60 people	1.5km
LIBRARY				
32	Castle Hill Library	Pennant Street, Castle Hill	Council district library	2.5km

	FACILITY NAME	ADDRESS	DESCRIPTION	DISTANCE
			Community venue for hire	
SHOPPING/RETAIL				
33	Woolworths Metro	Shop 12, 35 Coonara Avenue, West Pennant Hills	Supermarket and restaurants/shops	950m
34	Thompson's Corner	556 Pennant Hills Road, West Pennant Hills	Coles supermarket Restaurants/shops Post Office	2.2km
35	Cherrybrook Village	41 Shepherd's Drive, Cherrybrook	Woolworths Supermarket Speciality stores, Banks Medical centre	2.2km
36	Castle Towers	6-14 Old Castle Hill Road, Caste Hill	Major shopping centre Cinema Restaurants	2.2km
MEDICAL CENTRES				
37	Thorbys Arcade Family Medical Practice	564 Pennant Hills Road, West Pennant Hills	Medical centre	2.2km
38	Cherrybrook Medical Centre	12/41-47 Shepherds Drive, Cherrybrook	Medical centre	2.1km
39	Thomsons Corner Family Practice	10 Castle Hill Road, West Pennant Hills	Medical centre	2.25 km

2. Open space

	FACILITY NAME	ADDRESS	DESCRIPTION	DISTAN CE
OPEN SPACE				
1	Robert Road Playground	1 Dalkeith Road, Cherrybrook	Playground Picnic tables	400 m
2	Salisbury Downs Drive Playground	Salisbury Downs Drive, West Pennant Hills	Junior playground with bubbler	600m
3	Highs Road Village Green	Highs Road, West Pennant Hills	Lawn with natural bushland and creek	780m
4	Grosvenor Place Reserve	7 Grosvenor Place, West Pennant Hills	Natural bushland	800m
5	Cumberland State Forest	95 Castle Hill Road, West Pennant Hills	40 hectares of native forest Sensory trail and forest walks Picnic areas and BBQs Café Proposal for a high ropes course	800m
6	Castlewood Community Reserve	Castlewood Community Reserve, Castle Hill	Turf cricket pitch Junior Rugby league field Half court basketball court Picnic shelter and BBQ Children's playground	850m
7	Henry Curtis Reserve	Glenroe Avenue West Pennant Hills	Lawn	900m
8	Roslyn Park	22 Roslyn Place, Cherrybrook	Playground Picnic tables	900m
9	George Thornton Reserve	View Street, West Pennant Hills	Playground Community centre Picnic/BBQ Half court basketball 2 playing fields - soccer and cricket	1km

	FACILITY NAME	ADDRESS	DESCRIPTION	DISTANCE
			Walking paths	
10	Edward Bennett Oval	Edward Bennet Dr, Cherrybrook	Cricket pitch and soccer field Toilets Car park Lawn bowls (2) and tennis courts (3)	1km
11	Thomas Thompson Reserve	Cedarwood Drive, Cherrybrook	Cricket pitch/soccer field Tennis courts (4)	1.6km
12	Campbell Park	Wilga St, West Pennant Hills	Cricket pitch and soccer field Toilets Kick wall	1.8 km
13	Green Up Park	Cecil Ave, Castle Hill	Cricket pitch/soccer field (1) Playground suitable for 10-14 year olds	1.8 km
14	John Purchase Oval	Purchase Road, Cherrybrook	Cricket pitch/soccer field and practice nets Toilets	2.1km
15	Castle Hill Heritage Park	Heritage Park Drive, Castle Hill	Historical interpretation walkways Remnant Blue Gum forest Picnic areas Playground	2.2km
16	Greenway Park	Shepherds Lane, Cherrybrook	Baseball diamonds (3) Cricket pitch and practice nets Athletics track AFL ground Toilets Car park Netball courts (4) Tennis court	2.2km

	FACILITY NAME	ADDRESS	DESCRIPTION	DISTANCE
			Skate Park	
17	Eric Mobbs Reserve	Ferguson Ave, Castle Hill	Soccer field/cricket pitch (4) Toilets Picnic shelter and BBQs Castle Hill Men's Shed Castle Hill Scouts Extreme Frisbee	2.5 km
18	Coolong Reserve	Coolong St, Castle Hill	Junior cricket pitch/soccer field Netball courts (6) Playground for 12-16 year olds BBQs and picnic shelters	3.2km
19	Fred Caterson Reserve	Gilbert Road, Castle Hill	Junior playground Soccer fields (5) Cricket pitch (3) Tennis courts (10) Cycleway, walking tracks BMX track Indoor basketball centre Castle Hill Pony Club Remote control car track	4km
20	Castle Glen Reserve	Ridgecrop Drive, Castle Hill	Baseball diamonds (4 junior/2 senior), Playground for 8-12 year olds	4.2km
POOLS/INDOOR RECREATION				
21	Cherrybrook Aquatic Centre	33 Shepherds Drive, Cherrybrook NSW 2126	Indoor 7 lane x 25 metre pool	1.9km
22	Castle Hill Indoor Sports Centre	Unit 3, 18 Anella Ave Castle Hill	Facilities for cricket, netball and soccer	4.6km
23	Hills Basketball Centre	Fred Caterson Reserve, Caterson Drive, Castle Hill	Indoor basketball centre	4.6km