



Social infrastructure review

Planning Proposal – 7 City View Road, Pennant Hills

Client: EG

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1 Introduction

EG has engaged Elton Consulting to review the social infrastructure proposed as part of its Planning Proposal (PP) for 7 City View Road, Pennant Hills (the site) to determine:

- The strategic merit of the PP: How closely it aligns with government social infrastructure directions for this area
- The benefit of the PP to the community: The degree to which it provides social infrastructure that will be utilised by the broader community in Pennant Hills.

1.1 This report

Our report has the following four sections:

1. Introduction: Explains the purpose of the report, our methodology for the project and the social infrastructure incorporated into the PP
2. Social infrastructure context: Outlines key directions in Hornsby Shire Council's Community and Cultural Facilities Strategic Plan 2020-2040 (the Strategy) for the local government area (LGA) and Pennant Hills specifically. It identifies key social infrastructure in the area and considers how the PP contributes to Council's Strategy
3. Social infrastructure requirements: Projects the likely future population for the PP and the demand residents will generate for social infrastructure. It considers the capacity of the infrastructure within the PP and existing infrastructure to meet this demand, and whether the proposed social infrastructure provides a benefit to the broader community
4. Conclusion: Identifies the strategic merit of the PP and whether the proposed social infrastructure will benefit the broader community.

1.2 Project methodology

We have prepared this report based on a high level desktop review of the material and our experience in social infrastructure planning which includes assisting Hornsby Shire Council in developing its Strategy. We have not consulted with key agencies and stakeholders within the community in preparing our advice but have relied on publicly available documents and data to understand government and community priorities for the area, and social needs.

Our methodology included:

- Review of key documents including the PP and Council's Strategy
- Demographic analysis using Census data from the Australian Bureau of Statistics
- Benchmark based analysis of social infrastructure requirements for the PP.

We plan to update our report based on public feedback following public exhibition of the PP.

1.3 The Planning Proposal

The PP seeks to facilitate the renewal of the site to achieve a genuine mixed use residential-commercial outcome and to also deliver community space, a 'pocket park' and seniors living component. Specifically, it would change the Hornsby Local Environmental Plan (HLEP) 2013 by amending:

- The floor space ratio (FSR) for the site from 1.5:1 to 2.7:1
- Schedule 1 to include additional permissible uses for the site, including residential flat buildings and seniors housing but only as part of a future mixed use redevelopment including non-residential uses such as offices.

It is noted that residential uses in the form of 'shop top housing' is already a permissible use under the applicable zoning.

The PP is informed by a re-development concept that envisages just over 100 residential apartments including seniors housing, in addition to commercial floor space approximating 3,000sqm.

It would also provide the following social infrastructure:

- Open space: A pocket park of around 700sqm that would be publicly accessible
- Communal space: Approximately 500 sqm of floor space would be available for community use

- Affordable commercial office space: A further 250sqm of floor space provided for use by start-up businesses at discounted rents
- Affordable housing: Up to 4% of all apartments could be provided as affordable or key worker housing at a discounted rental.

The proposal also envisages approximately 3,000sqm of commercial floorspace to accommodate smaller tenancies more suited to current day local business needs.

2 Social infrastructure context

We have examined strategic directions for social infrastructure and existing social infrastructure in the area to identify how closely the PP aligns with government social infrastructure directions in Pennant Hills.

2.1 Strategic directions

We reviewed state and local government plans and strategies (**Appendix A**) to understand social infrastructure directions for this area.

The overarching objective is to maintain and improve livability by providing housing, infrastructure and services that meet people's needs. This includes:

- A diversity of housing types and affordable housing to provide choice
- Social infrastructure that meets people's needs through different life stages and changes
- Services and infrastructure that are accessible by active and public transport.

Council's strategy

The key strategic document for community facility provision is Council's Community and Cultural Facilities Strategic Plan 2020-2040 (the Strategy). It identifies principles for the planning and delivery of these facilities (**Table 1**) and strategic directions for the LGA.

Table 1: Community facility principles – design and delivery

Principle	Explanation
A coordinated network	Facilities work together to meet a broad range of community needs across a district, the LGA or broader Northern Sydney region
Centrally located, accessible and near public spaces	Facilities are equitably distributed and accessible to all residents in the catchment they are intending to serve
Meet social and cultural needs	Spaces and services address the needs of catchment they serve, to support, healthy, connected and engaged communities
Make best use of existing facilities	Consider how the capacity and utilisation of existing facilities could be enhanced or increased as part of a financially responsible response to facility delivery
Multipurpose and flexible	Facilities support diverse uses and more than one use at time
Financially sustainable	Facilities provide value for money for their users, owners and operators
Friendly and welcoming	Design is inclusive of people of all backgrounds, abilities and interests

Source: Hornsby Shire Council (2021), Community and Cultural Facilities Strategic Plan 2020-2040

Strategic directions that are particularly relevant to Pennant Hills and this PP include:

- Developing multipurpose district hubs at Pennant Hills, Cherrybrook, Berowra and Galston
- Not providing land for new single purpose standalone facilities
- Co-locate specific use spaces (e.g. workshops, arts spaces) in existing district hubs.

The Strategy identifies specific actions for the South eastern sub district, including Pennant Hills (**Table 2**). The most relevant action for this PP is the expansion of the Pennant Hills Community Centre into a multipurpose district hub. This is expected to address a projected shortfall in community facility space at Pennant Hills by 2040 of around 530sqm.

It also notes that:

- The changing cultural mix of the South eastern sub district is creating demand for spaces for large family gatherings and activities for seniors from culturally diverse backgrounds
- Council amalgamations have impacted the provision of services in the LGA. When amalgamations took place in 2016, the City of Parramatta Council acquired ownership of several facilities including Epping Creative Centre. The loss of this facility has affected the provision of 'art making' creative spaces in Hornsby.

Table 2: Community facility strategic actions – South eastern sub district

Actions	Supporting information
Expand Pennant Hills Community Centre to include up to 1,500sqm of enhanced community centre floorspace (approx. current size multipurpose space) and a new 1,000sqm library	<p>Pennant Hills Community Centre and Library are in high demand, partly as they are in a shopping centre and with reasonable parking and public transport.</p> <p>The action aligns to several guiding principles, such as:</p> <ul style="list-style-type: none"> - supporting a coordinated network of district level facilities - making the best use of existing facilities - being multipurpose and flexible.
Rationalise Pennant Hills Learning and Leisure Centre (166sqm) and consolidate into the Pennant Hills Community Centre and Library, utilising funds from its disposal towards expansion costs	<p>For a small centre, it has several regular users during the day. It also duplicates functions of the nearby Pennant Hills Community Centre.</p> <p>Although rationalisation would lead to a reduction in community centre floorspace in the South eastern sub district, there is still adequate supply overall through the Pennant Hills District Hub (with its enhanced community centre floorspace and new library floor space).</p>
Actively monitor, manage and promote Thornleigh Community Centre and Hawkins Hall to increase the number of casual and regular hirers	<p>Thornleigh Community Centre several regular hirers. It is available for casual hire for high risk events, so is popular for large private functions.</p> <p>Hawkins Hall is used regularly for playgroups, children’s activities and on a casual basis for children’s parties.</p>

Source: Hornsby Shire Council (2021), Community and Cultural Facilities Strategic Plan 2020-2040

2.2 Existing social infrastructure

We have identified community facilities, child care centres and open space near the site.

Community facilities

The closest community facilities to the site are:

- Pennant Hills Community Centre which is on the corner of Ramsay and Yarra Roads approximately 500 metres (7-minute walk) from the site. It is co-located with a branch library and includes several halls and meeting rooms. The facility is next to Wollundry Park which includes a small, local grassed area and play equipment. This is the closest passive open space to the site
- The Pennant Hills Leisure and Learning Centre which is on 8 Warne Street around 800 metres (10-minute walk) from the site.

These facilities are in high demand with many users. While they are close to the site, they are across Pennant Hills Road which may limit access.

Other Council-owned facilities in the South eastern sub district are occupied by community service organisations and are not available for general community hire and use. These include Hornsby Historical Society (Joseph Collingridge Hall, 136-140 Pennant Hills Road, Normanhurst) and Lifestart Co-operative (4 Ramsay Street, Pennant Hills) which provides early childhood intervention and school aged services for children and young people living with a disability.

Child care

There several childcare facilities located near the site including:

- Heritage House Pennant Hills Childcare and Early Learning Centre (Albion St)
- Just for Kids (Warne St)
- Pennant Hills Preschool Kindergarten (Fulbourne Ave)
- Pennant Hills War Memorial Children’s Centre (Shields Ln)
- Pennant Hills BASC (Trebor Rd)
- Inspire Pennant Hills – day or after school care (Ramsay Rd)
- Adventures Preschool and Long Day Care Pennant Hills (Bellamy St).

Open space

The closest sports fields are located approximately 1km from the site (15-minute walk) at Pennant Hills Park, but access is via Pennant Hills Road and The Crescent. It represents a major district level active and passive recreation precinct. In Thornleigh, there is also the Thornleigh Brickpit Indoor Sports Stadium (about a 6-minute drive or 5-minute train ride and 20-minute walk), which contains four championship size basketball courts (including one show court with seating for 300 people), court markings for netball (3 courts), volleyball (3 courts) and badminton (8 courts) with change rooms, meeting rooms and training rooms.

The Lilian Fraser Garden is also located approximately 1 km north west of the site, which provides district size passive open space. Observatory Park, a small area of native bush land, is also approximately 650 metres from the site.

2.3 Alignment with strategic directions

Social infrastructure in the PP

The social infrastructure delivered through the PP supports strategic directions for:

- Well located diverse and affordable housing – with a range of apartment sizes (1 to 4 bedrooms), possibly including seniors housing in addition to affordable housing
- Communal and open space that is accessible and adaptable to meet changing needs – with a 700sqm pocket park, 500m² communal space that can be made available for use by external community groups, and also affordable rental space for start-up businesses that is close to public transport.

We have examined the community facility space further to consider its alignment with Council's strategy.

Community facility strategic alignment

The PP proposes to deliver approximately 500sqm of communal floor space. Based on architectural plans prepared by Fender Katsalidis (October 2021) the communal facility will be co-located with landscaped open space and café space that adjoins a north-south pedestrian thoroughfare through the site. Due to the natural slope of the site, the communal facility is located on level 4 of the built structure, but this sits at the western ground level of the site so it will be accessible at ground level.

We understand Council is comfortable with inclusion of this facility as part of the PP, but has expressed a preference for EG to retain ownership of the facility and manage it. Council's focus is on developing a multipurpose district hub by expanding Pennant Hills Community Centre and likely views the facility at 7 City View Road as largely meeting local resident needs for multipurpose space rather than having a broader role in the community facility network.

However, there is the opportunity to develop the facility at 7 City View Road in a way that complements and reinforces the district hub at Pennant Hills. The communal space at 7 City View Road would be utilised by on-site residents but also have capacity to accommodate occasional use by surrounding residents or local community groups. Potential uses of the multi-purpose space (or part thereof) could include an artspace, studio, gallery, meeting space, etc. This would be negotiated with Council and may become a requirement and facilitated by the building manager or body corporate.

We note there are no existing or planned facilities earmarked to provide arts or creative spaces in Pennant Hills and the South eastern sub district. Additionally, an arts space in this facility would:

- Align with the pedestrian thoroughfare through the site. This could encourage community interest beyond local residents and provide a prominent showcase or temporary exhibition space
- Co-locate with café/retail space offering local amenity to artists, operators and users as well as the potential for greater activation of this commercial element
- Adjoin open space potentially addressing environmental requirements (e.g. ventilation), but also offering a platform for creative expression and experiences to extend into the open space and further activate these spaces.

According to Council's Hornsby Sociocultural Services Review – interim report (2018/19), community arts spaces:

- Are smaller, more locally focused spaces for community arts, rather than professional performance and studio spaces
- Focus on the delivery of studio, workshop and exhibition space and community programs, and should support a range of users and visitors (i.e. diverse age, cultural and interest groups accessing these spaces for a wide range of uses)
- Are around 1,000-1,500 sqm in size for every 40,000-50,000 people

- Can be provided as part of multipurpose district level community centre (Note: Based on our experience in community infrastructure planning, these types of spaces and their uses can also result in potential disturbances to other users and spaces, such as noise and dust).

If the option of an occasional community arts space on the site is progressed, further investigations should consider:

- The relationship between the facility and the existing Epping Creative Centre, offering art, craft and creative leisure group bookings (but no bookings for casual bookings for individuals, commercial groups and community groups)
- The built form and programming requirements which would support a more diversified and dispersed delivery of creative and cultural events across Hornsby Shire. It is acknowledged however that the communal space planned for the site's re-development would be utilised by not only on-site residents but can be made available for occasional use by external parties, i.e., community groups, residents or providers of education or recreation.

3 Social infrastructure requirements

3.1 Demographics

Existing community

We have examined population data for Pennant Hills against Hornsby Shire and Greater Sydney to identify key demographic trends (Table 3).

Table 3: Demographic analysis – Pennant Hills, Hornsby and Greater Sydney (2011-2016)

	Pennant Hills 2011	Pennant Hills 2016	Hornsby Shire 2011	Hornsby Shire 2016	Greater Syd 2011	Greater Syd 2016
Age groups						
Babies and preschoolers (0-4)	5.7%	5.5%	6.3%	5.8%	6.8%	6.4%
Primary schoolers (5-11)	8.2%	9.0%	9.3%	9.7%	8.7%	8.8%
Secondary schoolers (12-17)	8.2%	7.8%	8.6%	8.2%	7.4%	6.9%
Tertiary education (18-24)	9.5%	9.7%	8.8%	8.5%	9.5%	9.6%
Young workforce (25-34)	10.9%	9.9%	10.7%	10.3%	15.4%	16.1%
Parents and homebuilders (35-49)	21.8%	21.0%	22.5%	22.1%	21.9%	21.1%
Older workers (50-59)	13.9%	14.9%	13.8%	13.8%	12.2%	12.2%
Empty nesters and retirees (60-69)	10.5%	10.7%	9.7%	10.3%	9.0%	9.5%
Seniors (70-84)	9.0%	9.0%	7.8%	8.6%	7.2%	7.5%
Elderly aged (85 +)	2.4%	2.5%	2.5%	2.7%	1.8%	2.0%
Household types						
Couples with children	42.9%	44.9%	44.3%	45.4%	34.8%	35.3%
Couples without children	23.2%	23.8%	23.8%	23.1%	22.6%	22.4%
One parent families	8.6%	7.5%	9.2%	8.8%	10.8%	10.4%
Other families	1.3%	0.9%	0.9%	1.0%	1.4%	1.3%
Group household	1.9%	2.0%	1.8%	1.9%	4.1%	4.5%
Lone person	20.0%	18.9%	17.4%	16.9%	21.5%	20.4%
Other not classifiable household	1.8%	1.6%	1.9%	2.4%	4.1%	4.7%
Visitor only households	0.2%	0.5%	0.7%	0.6%	0.9%	0.9%
Overseas born						
	15.1%	16.3%	16.3%	16.5%	14.5%	21.4%

Source: profile id

Our analysis shows:

- Population age – the age profile of the Pennant Hills community is similar to the Hornsby Shire as a whole. Compared to Greater Sydney these communities are older on average with a lower proportion of babies and pre-schoolers and young workers, but a higher proportion of tertiary education aged people, retirees and seniors. Shifts from 2011 to

2016 include growth in the proportion of primary schoolers (8.2% to 9.0%) and older workers (13.9% to 14.9%) with a reduction in 25-49 year olds (32.7% to 30.9%).

- Household types – again Pennant Hills has a similar household type breakdown to the Hornsby Shire, but compared to Greater Sydney it has a significantly higher proportion of couple households with children (44.9% cf. 35.3%). The proportion of these households in Pennant Hills has increased since 2011 (42.9% to 44.9%) at the same time as the share of single parent (8.6% to 7.5%) and lone person households (20.0% to 18.9%) have declined.
- Population born overseas – the proportion of people in Pennant Hills who were born overseas increased to 16.3% in 2016, but is significantly lower than for Greater Sydney (21.4%).

According to the Strategy, the South eastern sub district has a high representation of young people aged between 20 to 24 years, and the majority of the population speaks English only. However, over the last 10 years, this sub district has become more culturally diverse, and now almost one third of the population is born overseas. The country of birth is also shifting, increasingly significantly in the proportion of residents born in China and India and decreasing in the proportion of residents born in the United Kingdom.

Future population

According to Council’s Strategy, the South eastern sub district is expected to account for approximately 23% (41,173 people) of the total Hornsby Shire population by 2040. At the suburb level, Pennant Hills is projected to increase by close to 1,500 people over the next 20 years, reaching approximately 9,500 people by 2040. It currently accounts for about 5% of the total population of Hornsby Shire and is expected to remain at this level in the future with steady growth.

The future estimated population for the site (**Table 4**) is 186 people based on information within the PP.

Table 4: Anticipated population projection – 7 City View Road Pennant Hills

Dwelling type	Apartments	Average household size	Potential population
General residential apartments	68	2.2 persons	150
Seniors living apartments	28	1.3 persons	36
TOTAL	96		186

Source: Elton Consulting adapted from Hill PDA (August 2021), Pennant Hills Economic Assessment; and Fender Katsalidis (September 2021), Planning Proposal 7 City View Road Pennant Hills

3.2 Demand for social infrastructure

Our high level needs assessment focuses on community facilities, libraries and open space. We have not assessed needs for aged care, child care, education, emergency services and health generated by the PP. However, given the small increase in the population generated through the development we expect any impact on these infrastructure items to be minor.

Using benchmarks adopted by Hornsby Shire Council it will generate demand for:

- Community facilities – Council adopts the comparative benchmark of around 80 square meters (sqm) per 1,000 persons to determine adequate community facility provision. Based on this the PP will generate demand for 15sqm of community facility space
- Libraries – The NSW State Library standards for this size development suggest 57.5 sqm of library space per 1,000 people, plus 20 per cent circulation space. Based on this the PP will generate demand for 12sqm of library space
- Open space – Council does not have a benchmark rate of open space provision but proportion of land based measures are often used for apartment development.¹ Based on the 15% of land area benchmark typically used in NSW, the PP will generate demand for 971sqm of open space based on its site area (6,476sqm). The PP exceeds the benchmark,

¹ We note this type of benchmark is used in South Australia, Victoria, Western Australia and NSW with the required proportion varying from 10%-15%. See WA Department of Planning, Lands and Heritage, Western Australia Development Control Policy 2.3 (2019) at <https://www.dplh.wa.gov.au/policy-and-legislation/state-planning-framework/development-control-and-operational-policies/development-control-policy-2-3-public-open-space-i>; Victorian Planning Authority, draft Guidelines for Precinct Structure Planning in Melbourne’s Greenfields (2020), at <https://vpa.vic.gov.au/project/psp-guidelines/>; City of Parramatta City of Parramatta (2020), Community Infrastructure Strategy, <https://www.cityofparramatta.nsw.gov.au/community-infrastructure-strategy> and Liverpool City Council (2017) Recreation, Open Space and Sports Strategy 2018-2028, <https://www.liverpool.nsw.gov.au/council/corporate-information> for NSW examples; and South Australia Planning, Development and Infrastructure Act 2016 at <https://www.legislation.sa.gov.au/LZ/C/A/PLANNING%20DEVELOPMENT%20AND%20INFRASTRUCTURE%20ACT%202016/CURRENT/2016.14.AUTH.PDF>.

providing a total of 1,100sqm of publicly available open space, including the pocket park. This does not include the rooftop open space provided within the building.

We expect the social infrastructure needs of on-site residents for community facilities, libraries and open space will be met as follows:

- Community facilities and libraries – residents will be within a short 10-minute walk to the Pennant Hills Community Centre which includes a library. They will also have access to multipurpose communal space within the building
- Open space – the pocket park and the rooftop open space within the building will partly meet the needs of building residents for passive open space. And children’s play They will also be able to access local and district passive and active open space near the site, including Observatory Park, Lilian Fraser Garden, Pennant Hills Park and Thornleigh Brickpit Indoor Sports Stadium.
- Council would also typically collect developer contributions via the re-development of the site at the PP or DA stage towards new or upgraded local social infrastructure such as open space and indoor community facilities.

3.3 Community benefit

The PP will deliver social infrastructure that exceeds the needs of building residents or provides a benefit to the wider community, including:

- Approximately 500sqm of community facility floor space which will not only service on-site resident need but could also be made available for use by surrounding residents and community groups
- A further 250sqm of affordable commercial office space for start-up businesses at discounted rents
- Public access to the pocket park which is expected to be used not only as a passive recreation and relaxation space, possibly with children’s play but also as a pedestrian connection through to Pennant Hills train station and town centre
- Maintenance and management of the communal facility and affordable commercial office space as well as the pocket park
- Up to 4% of all apartments (4 apartments) for affordable or key worker housing at discounted rental..

4 Conclusion

The social infrastructure delivered through the PP supports strategic directions for housing and social infrastructure in the area. The design concept envisages well located diverse and affordable housing by incorporating a range of apartment sizes (1-4 bedrooms), seniors housing and affordable and key worker housing. It also provides communal and open space that is accessible and adaptable to meet changing needs with an approximate 700sqm pocket park, 500sqm of communal space and incubator 'start-up' space for local businesses that is close to public transport.

The PP also has the capacity to provide significant benefit to the broader community. That is:

- the large communal space that has the potential to provide for the occasional needs of surrounding community users (i.e. as a cultural and art space) thereby assisting to satisfy LGA demand and to reinforce Pennant Hills as a multipurpose district hub
- the provision of affordable rental housing and/or key worker housing to help meet needs of low to moderate income households or essential workers in the area (i.e. emergency service personnel, nurses and teachers)
- providing a publicly accessible 'pocket park' will assist in meeting demand for localised recreation for both on-site and surrounding residents.

Appendices

A Social infrastructure context – document review

A Social infrastructure context – document review

The table below outlines findings from our review of state and local government strategies and plans. Please note it does not include Council’s Strategy which we have reviewed within section 2 of this report.

Document	Social infrastructure context
Our Greater Sydney 2056 North District Plan	<ul style="list-style-type: none"> – Place-based planning for centres should provide, increase or improve local infrastructure and open space – Creating communities where affordable housing has good access to transport and employment, community facilities and open spaces which can therefore provide a better social housing experience – Maintaining and improving liveability requires housing, infrastructure and services that meet people’s needs, and the range of housing types in the right locations with measures to improve affordability – Planning must recognise the changing composition of population groups in local places and provide services and social infrastructure that meet the changes in people’s needs through different stages of life – Housing supply must be coordinated with local infrastructure to create liveable, walkable neighbourhoods with direct, safe and universally designed pedestrian and cycling connections to shops, services and public transport – A diversity of housing types provided through urban renewal, local infill and new communities in land release area supports many of the household types and different community needs
Hornsby Shire Community Strategic Plan 2018-2028	The Community Strategic Plan includes “Infrastructure that meets the needs of the population” as a key outcome with one of the indicators being that the community can access a range of community facilities and services to meet their needs
Local Strategic Planning Statement	<p>The LSPS provides a 20 year vision for land use in Hornsby Shire, identifying the character and values to be preserved, shared community values and how Council will manage growth and change. The LSPS shares the same vision as the CSP, to be a Shire which is more liveable, sustainable, productive and collaborative.</p> <p>The LSPS identifies the need to “Consider additional opportunities for inclusive community facilities that are capable of shared use that will serve as social, cultural and economic hubs within different parts of the Shire. There may also be opportunities to use public land for the provision of new or embellished social infrastructure in highly accessible locations or areas generating higher demand for services.”</p>
Hornsby Sociocultural Services Review – interim report (2018/19)	<p>This report investigated the supply and demand for creative experiences across Hornsby LGA. It informed the Hornsby Community and Cultural Facilities Strategy 2020-2040. The report found that access to and delivery of creative and cultural activities, opportunities and events are currently concentrated in Hornsby town centre (Hornsby CBD) and dominated by the visual arts. It recommended that Council:</p> <ul style="list-style-type: none"> – Enhance and increase the cluster of existing arts spaces and facilities in Wallarobba near Hornsby town centre, creating the district level Wallarobba Arts and Cultural Centre – Deliver more events outside of the Hornsby suburb and diversify art forms and events for community involvement – Enable village and district level multipurpose facilities to be used for diverse community creative and cultural community purposes where possible, particularly in the northern parts of the Shire where the population is considerably more dispersed.
Hornsby Shire Council Unstructured Recreation Strategy Plan Report Volume 1	<ul style="list-style-type: none"> – In denser areas there may be more pressure on existing open space and recreation facilities and additional conflicts between users – Uneven distribution of parks across Hornsby – relatively low provision in Pennant Hills – 27% of residences in urban areas are poorly served by accessible local open space

	<ul style="list-style-type: none"> - Council currently has 131 playgrounds throughout the Shire. 96 of these are in neighbourhood parks, many of which are below optimum size for a park containing a playground setting. - More than 50% of Hornsby Shire's parks are less than 0.3 hectares in area. This is considered too small to contain a good range of facilities and still provide space for informal games. Many do not contain other features, such as natural areas that would add to the attractiveness of a playground - Many are located on low-profile streets without good walking or driving access
<p>Picture Pennant Hills Survey – Summary of Responses</p>	<p>All participants 'strongly agreed' that 'if increased development happens, it is important that Council demonstrates how development contributions will be used to improve facilities and amenities in the Town Centre</p> <p>Suggested improvements for community facilities included:</p> <ul style="list-style-type: none"> - There is a need for expansion and renewal - Need for improved maintenance and management - Range of spaces needs to be expanded for multi-purpose/generational needs - Currently inadequate access – parking, location of services - More community gardens, outdoor seating and passive open space areas that suit a range of users - Central open space to host markets, community fairs and entertainment - There is a need for larger library facility to cater for students <p>Support for an integrated housing vision, terrace and townhouse development and mixed demographic housing.</p> <p>Mixed-limited support indicated for high density apartments over 8 storeys and the provision of affordable housing</p>

