

ANSWERS TO QUESTIONS ASKED AT THE COMMUNITY MEETINGS

OLD MANS VALLEY DEVELOPMENT QUESTIONS

Size

Is the area big enough for both passive and active activities?

A: Yes it is large enough for both.

What is the size of the area?

A: Old Mans Valley area is approximately 11 Ha as defined by the yellow outline in the presentation. The larger study area with the red outline is approximately 58 Ha.

Indicative playing field size?

A: The large playing field on Options 1 and 2 is 165m x 135m. The small playing field on option 1 is 110m x 70m.

11 ha of land – how much can be developed re steepness and blue gums?

A: The land being looked at for development includes primarily the disturbed lands where filling has occurred in the past and there are extensive weeds. The indicative concept plans indicate approximately 6 Ha of this land may be developed for recreation facilities.

Access

My understanding is that a road in from Bridge Road or Coronation Street will be so expensive as to be unthinkable – is this true?

A: Potential connections from Bridge Road and Coronation Street would be more expensive than from Quarry Road. All accessways to the site will be expensive.

Why access from Coronation Street? Why not construct road running beside north end of existing pool?

A: It is considered that the controlled traffic intersection on Coronation Street would be advantageous. There are heritage issues associated with access through Hornsby Park from both Coronation Street and the North end of the pool. The north end of the pool will require the removal of a number of heritage listed Turpentine trees.

Access from Silvia Street is not possible – too steep.

A: Comment is noted.

Noise

Noise issues affecting local residences?

A: The noise issues likely to be generated are identified in the preliminary acoustic assessment. This study notes that the noise generated from organised sporting activities and vehicles entering and exiting the OMV site are likely to have the greatest impact on the acoustic environment of the valley.

What will be done to keep noise very low?

A: Council is aware that the site is sensitive to noise and is looking at either limiting or managing noise generating activities. This may involve undertaking construction in such a way as to reduce the amount of noise escaping from where noise is known to be generated as well as potentially restricting the range of noise generating activities.

Why aren't the noise sensitive lands identified on the NW area that resulted in a court case in 1959 building an unstable bank at risk of sliding into the quarry? (marked Northern Walking Trail.)

A: The acoustic consultant has reviewed background noise levels in the Manor Road area to the north west of the quarry. These lands are not considered to be as sensitive as other lands that are identified, but they are still recognised as having very low noise levels and being sensitive to noise.

What is the guideline for maximum noise in decibels?

A: As noted in the preliminary acoustic study, there is no mandatory standard for noise control applicable to this form of development. The most relevant standard was written to address industrial land uses. To determine appropriate noise limits a formula is applied that measures background noise levels and identifies the average noise levels of various types of proposed activities. An average of 5dBA over background noise is commonly identified as acceptable at residences.

DESIGN AND DEVELOPMENT DETAILS

Using fill off OMV – reduce.

A: Yes it is possible that the fill in OMV could be moved around to reduce the height and steepness of the batters.

Parking facilities to cater for sports participants?

Parking provision for how many vehicles?

A: All necessary parking will be accommodated onsite. No specific estimate of parking area has been prepared at this stage because final requirements have not yet been determined.

Like to suggest a community vegetable garden.

A: Support is noted. Community gardens along with all suggestions will be considered against the final criteria.

It may look like Homebush Park or Newport Park in Melbourne (south west). These are very popular parks.

A: Comment noted.

What plans to make the area secure at night? (Given misbehaviour at end of Quarry Road late at night.)

Night time - provision for security?

A: Security of the site will be considered as part of any development proposal for the site.

What will drive the completion of project?

Safety – Fire

Cost (Structure stability)

Funding

Need – demand from the public.

A: All of the above issues will need to be considered in the development of recreation proposals for OMV.

Playing fields – will they be all-weather?

A: By this question we assume you mean an artificial turf surface that is able to be used in all weather conditions. At this stage Council is not considering the use of this type of surface as it has a higher capital cost and would generally only be considered for the busiest sports fields in the Shire.

Comparison cost of similar open space development in Sydney?

A: Ballast Point cost about \$10M for a 2.6 hectare site and Brickpit Park Stadium at Thornleigh cost \$5.3M.

Is the area in question significantly bush fire affected?

A: Yes it is and this would need to be taken into account as part of any development proposal.

Details of previous plans for recreational use?

A: There have been a number of proposals to develop recreation facilities in Old Mans Valley in the past including various sports field proposals that were prepared through the 1960s to the 1990s and informal parkland in 1998 in association with a draft Plan of Management that was prepared at this time.

Natural amphitheatre – no pd's or night time usage. Documented in 1959 court case.

A: Comments noted.

What controls will there be to control dust and noise during development of the proposal as this could have medical complications for some residents.

A: Environmental controls for noise and dust during construction will be considered as part of any development proposal for the site. Typically controls include dust suppression by watering the ground during dry periods and limiting noise generating activities to normal business hours.

What would be the proposed working hours during the development?

A: Construction working hours will be considered as part of any application for the site and applied as conditions of approval.

Why propose a lake when the quarry could be used as such?

A: To improve the amenity of the OMV lands.

Will Council encourage and provide infrastructure for non-motorised (i.e. walking and cycling) forms of transport into OMV/quarry?

A: All access in the OMV site will be considered against the final criteria.

Is there any other place in Hornsby for the large play grounds rather than in this steep area?

A: Council does not have any other public land available for large playgrounds in the local Hornsby area.

Are the project risks understood?

A: The design works undertaken to date are preliminary, however it is recognised that there are geotechnical risks associated with construction on this site and this is reflected in the preliminary budget estimates.

Flexibility of design?

Utilisation?

Cost/affordability?

Connection/railway?

Ongoing maintenance/changes?

A: Not sure what this question is about. It will be answered provided it can be clarified with the author of the question.

Access – vehicular access from where?

A: Not sure what this question is about. It will be answered provided it can be clarified with the author of the question.

MOUNTAIN BIKE TRAIL QUESTIONS

What about the mountain bike tracks?

A: Mountain bike tracks along with all other suggestions will be considered against the final criteria and are expected to be further considered during the master planning.

If approved will mountain bike trails extend through Crown Land?

A: Yes they potentially could include Crown land and this is subject to more detailed investigation.

Will these trails extend into eco endangered area and onto Rosemead and Valley Road through to Westleigh?

A: Council is currently ground truthing the potential routes and developing a detailed plan for community comment later this year. The route being investigated may include bushland near Rosemead and Valley Road areas, attempting to use existing fire trails and cleared and degraded areas. Trails will be designed to avoid direct and indirect impacts on the endangered ecological communities.

Is there a route proposed?

A: Council is currently investigating a route(s).

HORNSBY POOL QUESTIONS

Is there a possibility of considering the development of OMV together with redevelopment of the pool?

What about linking with the redevelopment of aquatic centre?

A: At this stage Council is investigating the development of OMV as a separate exercise to the redevelopment of the Hornsby Pool. Investigations for the redevelopment of the pool are currently focused on it remaining in its current position. Relocating the pool to OMV is thought to be a more expensive solution and would make the pool less viable.

Rebuild the pool on the site. Lots of parking. Access through the park next to the present pool. Maybe a road built to connect to Dural or Westleigh.

A: Currently Council is investigating the reconstruction of the pool at the present site in Hornsby Park as a separate project within Council.

FUNDING QUESTIONS

How much will it cost?

A: Preliminary costings for the indicative concept plans Option 1 and Option 2 are that a budget of \$13 million would be required to build the park construction works. If a decision is made to develop an indoor sports centre as indicated in the Option 1 plan this would require a further budget of \$10 million.

How will this development be costed and funded?

Council needs to undertake further more detailed work aimed at confirming the design before more accurate costings can be developed. Funding is currently expected to come from the proposed infrastructure levy.

Sports facilities, Infrastructure, How will it be funded?

How will the project be managed?

Who will manage it?

A: This project is expected to be funded by the proposed Infrastructure Levy. The project will be managed by Council staff. Following completion of construction, the site will be maintained by Council staff.

Infrastructure – What Infrastructure: Roads, Parking, Paths, Bridges, Costs?

A: Not sure what this question is about. It will be answered provided it can be clarified with the author of the question.

The Open Space Master Plan – What's the first timeframe for area 1, for area 2 and for area 3.

A: Council has not prepared any staging plan for the works at this stage.

The indoor stadium will pay for itself and make a "profit". Will the oval(s) and passive parks pay for themselves – if not what will the loss be per year?

A: Council generally generates an income of approximately 25% of the cost of maintenance of sports fields. Passive parks do not generate any significant income. There is no recovery of the cost of maintenance.

Does the infrastructure levy cover the quarry/OMV development costs?

A: The proposed infrastructure levy does include allowance for the development of the OMV lands but not the quarry.

How long will the infrastructure levy be levied?

Council is seeking approval for a rates increase (to be known as an infrastructure levy) of about \$60 - \$70 per year for the average household on top of the rate peg amount. If the proposed levy is approved it will commence in July 2010 and will operate for a number of years. The end date will be determined by Councillors, but is likely be 20 years.

Where will funding come from?

A: The funding for the OMV works is expected to come from the proposed infrastructure levy. If this levy does not proceed it is unlikely that the open space works would be undertaken in the foreseeable future.

***Will the filling of the quarry be money raising for the Council or a cost?
le what is the estimated income expected to be from filling the quarry?***

A: The filling of the quarry is expected to be cost neutral. It is not known in detail what the specific financial outcome will be as this is subject to further investigation.

BROADER QUARRY AND OLD MANS VALLEY CONTEXT QUESTIONS

Use of the land – open space only?

You said there was to be no building in the marked section of Old Mans Valley – what about the rest of the valley i.e. the Crusher and the stock holding area?

A: It is possible that Council may consider some ancillary buildings such as toilets, kiosk and change rooms supporting open space facilities in the marked area of Old Mans Valley. Larger recreation facilities for indoor sports may also be considered in OMV. Council has made the decision to retain the open space zoning that currently applies to the quarry lands. The specific wording of the relevant Council decision is as follows:

On 16 July 2008, the former Council resolved in part (WK42/08) *THAT:*

1. *Council agrees in principle to the following future directions for the former Hornsby Quarry and Old Man Valley precincts:*
 - *The two areas will be principally for public recreation and open space.*
 - *Any residential/commercial development that might be considered will have minimal impact in terms of its location, density and effect on the primary purpose of the site. This implies scope for complementary uses such as an “eco-lodge”, cafe/restaurant and appropriate community/educational facilities.*

Can the Crown Land be used?

A: Yes, however this is expected to be primarily for trails and access.

Use of other land (Crown?) to site indoor facility (cheaper)?

Can we build a multistorey parking area at the rear of the pool and top it with indoor sport stadium with large gym linking both to pool and stadium?

A: Council considers the Hornsby Park land as not suitable for the development of an indoor facility because it is characterised as either bushland, watercourse or steep land. It is considered that the clearing or removal of bushland and watercourses for the development of a large building would not be acceptable to the broader community or the Minister for lands.

Does CSR still own any land in this region?

A: Council owns all of the land parcels contained inside the red outline. In addition the sections of Quarry Road that were previously Rights Of Way are now owned by Council and will be gazetted as a public road within the next few months.

What consideration has been given to the restoration and maintenance of the Historic Steps which run into OMV?

A: Council has recently commenced a long term project that includes the survey and restoration of the historic steps behind Hornsby Pool and to Rosemead Road and has recently received grant funding for these works. Council is also investigating opportunities to improve the connections of these steps to other trails in the area.

What is the area between the Red and Yellow parallel lines adjoining Hornsby Park?

A: On the southern side of Hornsby Park there is a long narrow parcel of land that is a road reservation, where a road has not been built and there is currently no proposal to build a road.

What will the quarry be filled with?

A: Council has made an in principle decision to fill the quarry with Virgin Excavated Natural Material (VENM).

***Is the 'Fill' you referred to expected to come from some future tunnel?
Where is the major quarry fill coming from?***

A: The fill material could come from any construction project where Virgin Excavated Natural Material (VENM) is being excavated.

Will fill come in via Dural Street and Quarry Road?

A: Yes it is likely that fill material may come in via Dural Street and Quarry Road. Other solutions might also be possible, but this depends on the location and size of the construction facility that is generating the VENM. This questions and other will be addressed when Council pursues the environmental approvals necessary to fill the quarry.

How long will it take to fill the hole?

A: This depends upon the availability of VENM.

Impact of quarry filling on OMV operation – especially access roads?

A: The details of exactly how the quarry filling operation will work has not at this stage been determined as it will be the subject of the proposed environmental approvals. This process is expected to commence this year and will evaluate access (and other) options in detail. It is possible that Quarry Road will be used to gain access to the quarry. A second accessway has been allowed for across OMV and linking to Bridge Road to maintain flexibility for any future filling operation of the quarry. The indicative concept plans indicate a quarry accessway across the northern side of OMV.

Why not fill the quarry and make a lake?

A: The PSM geotechnical study (2007) notes that allowing the quarry to fill with water without addressing the underlying stability issues increases the risk of a major land slippage within the quarry area. However Council has resolved to fill the pit with VENM.

Why fill the quarry when the water could be used for watering playing fields, toilets, water for wildlife, etc?

A: Filling the quarry with VENM will provide useful future open space for the enjoyment of the public.

There was talk of the quarry sides being imploded. Is this still being considered?

A: Council is not pursuing the option of cutting back the sides of the quarry. The preferred approach is to stabilise the quarry faces by filling.

Is tunnel access from filling the quarry still being considered? (Noise will be too great if Bridge Road and/or Quarry Road/Dural Street are used.)

A: At this stage Council is not pursuing any tunnel option.

What is the expected traffic flow if access is via Rosemead Road with south traffic from all suburbs Thornleigh, Westleigh, etc?

A: There is no proposal to bring fill material into the quarry via Rosemead Road.

Is there further road connection from Quarter Session Road into Valley Road as south access to by pass Hornsby Town Centre?

A: No.

BUSHLAND QUESTIONS

Protection of blue gum "forest" on northern end of 'quarry' and 'open space'.

What about the threatened communities e.g. Glue Gums High Forest areas.

A: Any potential impacts on bushland will be investigated in more detail in support of any development proposals for the site.

Why wasn't bushland considered as a potential use of the area? Why must everything be co-opted for human use? (Bushland Shire requires Bushland mentality!)

A: There is limited public land available for developed open space recreation in the Hornsby area. It is preferable to utilise previously disturbed land for these purposes. Potential bushland uses will be considered against the final criteria, alongside other potential open space uses.

RECREATION DEMAND QUESTIONS

What is the need for this “Development”? How was this need determined?

A: The Council Leisure Strategic Plan (2002), Sports Facility Strategy (2006) and Unstructured Recreation Strategy (2008) documents identify that there is strong demand for additional recreation facilities. Council sees the Old Mans Valley lands as representing a key opportunity for the development of new facilities.

Are all the policy documents referenced in the study publicly available?

A: Yes they are available on the Bang the Table Website:

www.bangthetable.com.au/oldmansvalleyhornsby.

They are also available on Council's website:

<http://www.hornsby.nsw.gov.au>.

Aging population – how much sports focus is needed?

A: The Council Leisure Strategic Plan (2002) and Sports Facility Strategy (2006) documents indicate that there are increasing demands.

The recreation uses which are proposed so far – are they ALL going to be included in the plan and implemented or are there parts which may not be included?

A: The current consultation process is aimed at identifying the appropriate mix of passive parkland uses and potential sports uses for the site. This necessarily means that a decision will need to be made about whether all of the potential uses can be accommodated or whether some will need to be excluded.

Demand for indoor rec centre use.

A: Council experience is that there is high demand for Indoor Recreation Facilities.

MISCELLANEOUS QUESTIONS

What intention is there to consult the Darug people concerning Aboriginal heritage which will be affected by development in the Master Plan for OMV?

A: Council will consult with the Darug people as a part of the current master planning process.

Why aren't all reports here?

A: Summaries of the reports were placed on each table.

Is a copy CD of this briefing available?

A: Yes a CD can be forwarded on request.

Why use Bang the Table website. What's wrong with Council site?

A: The BTT website is setup to allow a discussion forum and the presentation of material relevant to the consultation exercise. It is considered more efficient for Council to use this provider for this purpose.

If you haven't got the names of the roads correct how do we know how accurate everything else is?

A: We are sorry that we made this mistake. Council has been as accurate as possible in the material it has presented.

Any representatives from Beecroft, Cheltenham, Pennant Hills, Epping Civic Trusts here. Is the Advocate journalist here?

A: Council has not received specific RSVPs from these organisations. Public notices regarding community forums were advertised in local papers.