

**HORNSBY QUARRY AND ENVIRONS –
CRITERIA FOR THE EVALUATION OF EXPRESSIONS OF INTEREST**

1. SOCIAL ASSET (OPEN SPACE, HERITAGE, RECREATION, CULTURAL)

The proposal should address the value and need for open space, the value and need for recreation spaces, protection of heritage value - natural and built, and contribution to the cultural fabric of Hornsby.

In evaluating compliance with this criterion, Council will give consideration to how the proposal will:

1. Maximise a range of public benefits available to Shire residents;
2. Demonstrate a community benefit socially, economically and environmentally;
3. Maximise opportunities for future active and passive recreational use;
4. Preserve and promote the heritage and archaeological qualities of the site; and
5. Capitalise on the tourism attributes of the site including heritage and archaeological qualities and proximity to the Great North Walk.

2. PROTECTION OF ENVIRONMENT

The proposal should address a range of environmental issues including fauna and flora, noise, traffic, scenic value, water quality, etc. The proposal should minimise the impact on the amenity of neighbours.

In evaluating compliance with this criterion, Council will give consideration to how the proposal will:

1. Demonstrate a community benefit socially, economically and environmentally;
2. Demonstrate compatibility with land capability and protect environmentally sensitive portions of the site;
3. Incorporate design measures to minimise impacts on downstream receiving waters;
4. Ensure that surface waters are protected from pollutants;
5. Ensure that there is no deterioration in the quality of the groundwater;
6. Protect natural vegetation with significant ecological values;
7. Eradicate and continually suppress weeds on the site;
8. Incorporate procedures to monitor local road conditions for maintenance and repair;
9. Minimise the impact on the amenity of the neighbourhood (local and extended);
10. Maintain the quality and amenity of open space in accordance with SEPP19;
11. Ensure that noise generation complies with EPA guidelines;
12. Address capacity constraints in the surrounding road network that arise from the proposed design solution;
13. Ensure that any impacts on air quality comply with EPA guidelines; and
14. Protect scenic quality in accordance with SREP 20 and SEPP 19.

3. **FUNDING**

The proposal should minimise the cost to ratepayers and/or provide a financial benefit to the Shire.

In evaluating compliance with this criterion, Council will give consideration to how the proposal will:

1. Demonstrate a community benefit socially, economically and environmentally;
2. Provide a financial benefit to assist funding improvements to the Hornsby Quarry and Environs lands;
3. Demonstrate ways of funding that minimise cost to Shire ratepayers;
4. Provide funds to facilitate public use of the Hornsby Quarry and Environs lands; and
5. Demonstrate that there will be no adverse economic and amenity impacts on the Hornsby Town Centre west side.

4. **DESIGN/BEST PRACTICE**

The proposal should demonstrate innovation in concept and design, both in development and ongoing management, and how well it addresses and balances the social, economic and environmental imperatives.

In evaluating compliance with this criterion, Council will give consideration to how the proposal will:

1. Demonstrate innovation and best practice in design solutions in a Triple Bottom Line approach for the various land parcels;
2. Incorporate measures to prevent noise impacts on surrounding land uses;
3. Incorporate measures to prevent dust impacts on surrounding land uses;
4. Demonstrate innovation and best practice in energy and water conservation initiatives utilising water on site to best advantage;
5. Incorporate design measures to minimise and manage bushfire risk;
6. Preserve the visual attributes and qualities of the site;
7. Incorporate mitigation and management measures to reduce visual impacts;
8. Demonstrate compatibility with surrounding land uses; and
9. Demonstrate innovation and best practice in urban design outcomes.

5. **SAFETY AND ACCESS**

The proposal should facilitate safe public access and use of the site.

In evaluating compliance with this criterion, Council will give consideration to how the proposal will:

1. Ensure stabilisation of the Quarry pit and adjacent lands;
2. Ensure public access to the site; and
3. Balance public use with environmental values and public safety.

6. PROPOSED DELIVERY/STAGING AND DEMONSTRATING CAPABILITY

The proposal should demonstrate its ability to be implemented and the capacity of the proponent to deliver the proposed outcomes.

In evaluating compliance with this criterion, Council will give consideration to how the proposal will:

1. Demonstrate the financial capability of the proponent;
2. Demonstrate a commitment by, and capability of, the proponent to deliver the project in a timely manner; and
3. Provide a timetable for the delivery of community benefits.

7. OWNERSHIP and ONGOING MANAGEMENT

The proposal should address the future ownership of the site (both public and private) and how ownership(s) would be integrated and managed.

In evaluating compliance with this criterion, Council will give consideration to how the proposal will:

1. Demonstrate sustainable asset management principles and consideration of whole of asset life issues;
2. Provide the opportunity to leverage off the proposal for the future benefit of the Shire; and
3. Demonstrate the extent to which public ownership will be preserved.

8. CONNECTIVITY – INTERNAL – EXTERNAL

The proposal should address the integration and connectivity of the various components of the site. The proposal should also address the integration and connectivity of the site with the Hornsby area.

In evaluating compliance with this criterion, Council will give consideration to how the proposal will:

1. Maximise public access to the site and connections with the Hornsby Town Centre and regional bushwalks;
2. Incorporate legible public pedestrian and cycle networks within the site to connect proposed land uses and facilitate public access to view items of heritage and archaeological significance;
3. Facilitate the provision of infrastructure for public access, recreational and community facilities, and additional parking for patrons of the pool and visitors to the Hornsby Town Centre;
4. Demonstrate compatibility with the established road system;
5. Address capacity constraints in the surrounding road network that arise from the proposed design solution;
6. Facilitate access to public transport services within the Hornsby Town Centre; and
7. Provide appropriate means of traffic control and access to the site.

If the criterion is considered applicable for a particular land parcel identified in the EOI, (Parts 1 to 5) a score of 0 to 10 will be assigned to indicate how well the submission has met the criterion.

Criteria Ratings

10	Excellent	All requirements are covered in an outstanding manner
8	Very Good	Requirements are fully covered in all aspects
6	Good	Requirements are adequately covered
4	Average	Adequate, however with some deficiencies which are not likely to have significant adverse effect on the project
2	Fair	Barely adequate and would need improvement if selected
0	Unacceptable	Unacceptable and ruled out of further consideration

When the applicable criteria have been assigned a score based on the above rating methodology, their scores will be added to provide a total score.

The total score will be used to rank each EOI submission. The ranking of 1 signify the most preferred and the higher number signify the least preferred. APP will ensure that the evaluation is consistent and merit based.

APP will present the evaluation of the EOI submissions to Council in the form of a concise report with recommendations to be considered by Council.

To safeguard the Privacy, Confidentiality and Intellectual Property associated with the submissions, APP will arrange for a secured lockable room during the evaluation phase. The secured room will be located at APP's Head Office, 53 Berry Street at North Sydney. The evaluation of the submissions will only be conducted inside the secured room where the documents are kept.

Only personnel involved in the Hornsby Quarry and Environs EOI will have access into the secured room and this applies to both Council and APP personnel.

A register will be kept to record details of personnel entering and leaving the secured room where the Hornsby Quarry and Environs EOI submissions are kept. The APP personnel nominated to undertake the evaluation of the EOI submissions on behalf of Council is Michael Wong and George Marton.

Michael Wong of APP will be responsible for securing the room where the Hornsby Quarry and Environs EOI submissions are kept and he will also be responsible for keeping the register recording details of personnel given access to the EOI submissions.

Anyone involved in the evaluation of the EOI submissions must sign a Pecuniary Interest Declaration before he or she is allowed access to the EOI submissions documents.

On completion of the EOI process, all materials associated with APP's management of the EOI process will be returned to Council.