

Evaluation of Development Options for Hornsby Park against the Master Plan objectives

OPTION 1: CRUSHER PLANT, ACCESS TRAILS AND LOOKOUT WITH PLAY AND PICNIC SPACES IN OLD MANS VALLEY

Description

Option 1 opens up the Crusher Plant precinct by delivering 40 car parking spaces, a lawn area for picnics, a small playground, toilets, space for a coffee cart and a lookout that provides views of the Quarry Void and revegetation area. The proposal allows for commercial and cultural opportunities including those associated with the existing Crusher Plant building.

Additional lookouts and trails are provided to the west and north-west of the Quarry Void. The Heritage steps missing links are included. Completion of the Heritage steps will complete the link from the Hornsby Aquatic Centre to the Great North Walk.

Bespoke playground in northern Old Man's Valley designed with connection to country themes specific to the parklands. Incorporates Council's first specialist water play, swinging, slides, spinning, bouncing, balancing, rocking and climbing activities. Design ensures accessibility and provides options for the full range of age-groups. Associated facilities include amenities and maintenance / equipment buildings, shade structures (incl. above possible future café space), bubblers, picnic tables, BBQs and car parking for approximately 75 spaces. Opportunity for passive recreation on the planned sportsground platform.

Old Man's Valley elements can be delivered following the completion of existing civil works.

Images of the scheme can be found in Attachments 3, 4 and 5.

ALIGNMENT WITH MASTER PLAN OBJECTIVES

OBJECTIVE 1

- *Local Living – Hornsby's parkland hub meeting the needs of the current and future local community for recreation, connection to nature and cultural experience in a bushland setting.*

- Crusher Plant precinct offers some opportunity for access to nature and a cultural experience through delivery of the southern lookout that oversees the quarry void and revegetation areas.
- Community recreational needs achieved through delivery of a play space incl. specialist water play.
- Delivers against Hornsby Play Plan 2021.
- Opportunity for cultural experiences through the delivery of the play space and picnic areas.
- Provides open space facilities for **new** Hornsby Town Centre population.
- Range of activities including informal lawn spaces, playground, with potential for a café offering supported by vehicle access and parking.
- Likelihood of return/multiple visits.
- Visitation across a wide range of hours during the daytime and evening.
- Minimal connection to nature delivered through these spaces.

Evaluation of Development Options for Hornsby Park against the Master Plan objectives

<p>OBJECTIVE 2</p> <ul style="list-style-type: none"> • <i>Environment and Heritage – Renewing Hornsby’s natural systems and connecting to Hornsby’s unique bush character, rich heritage and evolving story.</i> 	<ul style="list-style-type: none"> • Opportunity to rehabilitate natural areas around the Crusher Plant precinct. • Opportunity to tell the story of the site through interpretive signage around the Crusher Plant precinct. • Provides oversight of key revegetation/rehabilitation area • Provides opportunity to connect to Higgins Family Cottage site. • Play space has opportunity to deliver connection to cultural heritage aspects of the site. • Limited opportunity to renew natural systems and connect with Hornsby’s bushland character.
<p>OBJECTIVE 3</p> <ul style="list-style-type: none"> • <i>Tourism and Economy - A centre for adventure tourism for the Northern Sydney region, driving local economic development and urban renewal.</i> 	<ul style="list-style-type: none"> • Crusher Plant precinct does not deliver opportunities for adventure tourism. • Crusher Plant precinct by itself unlikely to attract visitors without an experience or attraction to visit. • Play space may attract visitation from across Northern Sydney Region. • Income from paid parking possible and would help offset operating and maintenance costs. • Provides potential for access to Quarry Void when developed. • Old Mans Valley does not deliver opportunities for adventure tourism or other tourist offerings.
<p>OBJECTIVE 4</p> <ul style="list-style-type: none"> • <i>Return on Investment – Leveraging commercial opportunities that enhance the leisure experience and deliver a financially sustainable community asset</i> 	<ul style="list-style-type: none"> • Opportunity for future commercial activities. • Financial return not achieved in the short term. • Play space and water play has potential to support café • High operational costs of water play possibly offset with paid parking. • Cost escalations likely due to deferral of delivery date, about \$1M+ p.a. compounded. • Project scope can be altered to meet budget available
<p>OBJECTIVE 5</p> <ul style="list-style-type: none"> • <i>Demonstrating Sustainability – Developing robust and ‘smart’ systems that demonstrate ‘sustainability in action’ for management of the parkland.</i> 	<ul style="list-style-type: none"> • Opportunities to incorporate sustainability initiatives into the development. • Old Mans Valley is also potentially impacted by any Renewable Energy Project.
<p>OBJECTIVE 6</p> <ul style="list-style-type: none"> • <i>Inclusive Design/Access for All – Optimising access for all through inclusive design and site sensitive transport modes.</i> 	<ul style="list-style-type: none"> • Delivers access for all, albeit by car. • Vehicular access to Old Mans Valley would be delivered via Bridge Street access road. • Does not deliver public access to Quarry Void. • Does not deliver an accessible pedestrian path from Hornsby town centre. • Vehicle access may be impeded by any Renewable Energy Project.

Evaluation of Development Options for Hornsby Park against the Master Plan objectives

OPTION 2: CRUSHER PLANT, ACCESS TRAILS AND LOOKOUT WITH CANOPY SKY WALK AND CABLE BRIDGE

Description

Option 2 opens up the Crusher Plant precinct by delivering 40 car parking spaces, a lawn area for picnics, a small playground, toilets, space for a coffee cart and a lookout that provides views of the Quarry Void and revegetation area. Proposal allows for commercial and cultural opportunities including those associated with the existing Crusher Plant building.

Additional lookouts and trails are provided to the west and north-west of the Quarry Void. The Heritage steps missing links are included. Completion of the Heritage steps will complete the link from the Hornsby Aquatic Centre to the Great North Walk.

Provision of a 2.4m wide Canopy Sky Walk and Cable Bridge that connects Hornsby Town Centre to the Crusher Plant precinct on a fully accessible pathway whilst immersing visitors into the bush. The Canopy Sky Walk and Cable Bridge sit about 25-30 metres above the ground and have a total distance of approximately 400m.

Lift and stairs preserve the opportunity to connect to Old Mans Valley and the first stage link provides for extension of the Canopy Sky Walk into other parts of the bush at a later date.

All elements can be delivered in the near-term as they are all outside of the existing civil works site.

Images of the scheme can be found in Attachments 3, 6 and 7.

ALIGNMENT WITH MASTER PLAN OBJECTIVES

OBJECTIVE 1

- *Local Living – Hornsby’s parkland hub meeting the needs of the current and future local community for recreation, connection to nature and cultural experience in a bushland setting.*
- Crusher Plant precinct offers some opportunity for access to nature and a cultural experience through delivery of the southern lookout that oversees the quarry void and revegetation areas.
- Community recreational needs achieved through delivery of play space.
- Delivers against Hornsby Play Plan 2021.
- Canopy Sky Walk and Cable Bridge provide a connection to nature in a bushland setting.
- Canopy Sky Walk and Cable Bridge provide a passive recreation opportunity for town centre workers and residents.
- Visitation possible across a wide range of hours during the daytime and evening.

Evaluation of Development Options for Hornsby Park against the Master Plan objectives

<p>OBJECTIVE 2</p> <ul style="list-style-type: none">• <i>Environment and Heritage – Renewing Hornsby’s natural systems and connecting to Hornsby’s unique bush character, rich heritage and evolving story.</i>	<ul style="list-style-type: none">• Opportunity to rehabilitate natural areas around the Crusher Plant precinct.• Opportunity to tell the story of the site through interpretive signage around the Crusher Plant precinct.• Provides oversight of key revegetation/rehabilitation area.• Provides opportunity to connect to Higgins Family Cottage site.• Canopy Sky Walk and Cable Bridge provide an opportunity to connect the community to the site’s bushland character.• Canopy Sky Walk and Cable Bridge provide an evolution of the site’s heritage from the early days of a harsh inaccessible location to a vibrant accessible space.
<p>OBJECTIVE 3</p> <ul style="list-style-type: none">• <i>Tourism and Economy - A centre for adventure tourism for the Northern Sydney region, driving local economic development and urban renewal.</i>	<ul style="list-style-type: none">• Crusher Plant precinct does not deliver opportunities for adventure tourism.• Crusher Plant precinct by itself is unlikely to attract visitors without an experience or attraction to visit.• Canopy Sky Walk and Cable Bridge may facilitate opportunities for adventure tourism, particularly if linked to the Crusher Plant.• Canopy Sky Walk and Cable Bridge may encourage visitation from Northern Sydney region for environmental tourism.
<p>OBJECTIVE 4</p> <ul style="list-style-type: none">• <i>Return on Investment – Leveraging commercial opportunities that enhance the leisure experience and deliver a financially sustainable community asset</i>	<ul style="list-style-type: none">• Opportunity for future commercial activities.• Financial return not achieved in the short or medium term.• Maintenance cost low due to long lifespan of the assets.• Potential for cost escalation is possible.• Connection to the Crusher Plant precinct facilitates commercial opportunities such as adventure activities.
<p>OBJECTIVE 5</p> <ul style="list-style-type: none">• <i>Demonstrating Sustainability – Developing robust and ‘smart’ systems that demonstrate ‘sustainability in action’ for management of the parkland.</i>	<ul style="list-style-type: none">• Opportunities to incorporate sustainability initiatives into the development.
<p>OBJECTIVE 6</p> <ul style="list-style-type: none">• <i>Inclusive Design/Access for All – Optimising access for all through inclusive design and site sensitive transport modes.</i>	<ul style="list-style-type: none">• Delivers access for all.• Does not deliver public access to Quarry Void.