



# WESTLEIGH PARK – DRAFT PLAN OF MANAGEMENT

Submissions Analysis report

Prepared for  
**HORNSBY SHIRE COUNCIL**  
June 2023



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# EXECUTIVE SUMMARY

Hornsby Shire Council (Council) must prepare Plans of Management (PoM) for all land that is classified as 'Community Land' within its ownership, care, control and/or management. It governs the way 'Community Land' is used and managed.

Westleigh Park was acquired by Hornsby Shire Council in 2016 from Sydney Water. The land is classified as community land in accordance with the Local Government Act (LG Act), 1993. In line with the requirements of the LG Act, Council has prepared a draft PoM to establish an appropriate character and scale for the development and management for Westleigh Park. The draft PoM will enable the construction of new open space facilities at Westleigh Park and help to identify a program of development and ongoing maintenance works. The draft PoM sets out categories for the land based on its characteristics and outlines how Council proposes to manage the land.

As required by legislation, the draft PoM was exhibited for public comment. The exhibited dates were 13 March - 11 April 2023 inclusive. However, submissions were accepted until 23 April 2023.

441 submissions regarding the draft PoM were received to be coded. As a result of analysis, 803 topics were coded into themes. The coding process followed standard industry practice. That is, identifying topics which were then grouped into key themes. (A further explanation of coding process can be found on page 6).

Of the 278 submissions via the Your Say Hornsby website, approximately 71% identified themselves as being residents of Hornsby Shire Council.

It should be noted the draft PoM was exhibited simultaneous to the revised draft Master Plan for Westleigh Park.

There was notable number of consistent themes heard in submissions relating to both the draft PoM and revised draft Master Plan. During the coding process a number of identical topics and themes emerged. Efforts were made to capture unique topics, however when shared themes emerged, often, little variation was evident across submissions whether they related to either the revised draft Master Plan or draft Plan of Management.

In addition to a PoM outlining how land categorisations will be managed, the draft PoM also outlined Council's proposed categorisation of land. However the proposed categorisations were not a prominent theme that emerged through the coding process. Interestingly, this was also the case with the draft PoM Public Hearing report. This report can be found [here](#). Instead, as noted above, the more notable themes shared significant overlap with submissions relating to the revised draft Master Plan.

The following chapter provides a high-level summary of the themes that emerged from the coded topics. Key insights include:

## **Mountain biking**

Polarised views emerged about mountain biking on site. These ranged from a simple 'for' or 'against', to articulating the benefits of mountain biking as a recreational activity and arguing their destructive impact on the natural environment and calling for restricted access. However, it should be noted that balancing recreational pursuits such as mountain biking with the protection of the natural environment also emerged as a consideration.

## **Bushwalking**

It was also apparent through the coding process that some believe there is an 'inequitable' provision of walking tracks in the draft PoM, particularly in comparison to the stated lengths of the mountain bike trails.

## **Bushland and biodiversity protection**

The need to protect the site's bushland and biodiversity values emerged, with an emphasis on limiting fragmentation of the bush, increasing quality and quantity of bushland, and ensuring the draft PoM considers the impacts on both flora and fauna.

## **Sports platforms**

The proposed sports platforms received support for their provision of facilities for the wider community. However, there was a divided view about the proposed use of a synthetic surface on one platform.

### **Traffic and parking**

The impact the park would have on local roads was a topic that arose during the coding process, with concerns raised about the extension of Sefton Road and its timing for construction.

# INTRODUCTION

## OBJECTIVES OF THIS REPORT

This report has been prepared by Urbis Pty Ltd (Urbis) for Hornsby Shire Council (Council). It provides a summary of the views expressed in submissions received during the public exhibition of the draft PoM.

## PLAN OF MANAGEMENT

The draft PoM has been developed to meet the requirements of the *Local Government Act 1993* (the Act)

The Act requires the PoM to include:

- The category of the land.
- The objectives and performance targets of the plan with respect to the land.
- The means by which the Council proposes to achieve the plan's objectives and performance targets.
- The manner in which the Council proposes to assess its performance with respect to the plan's objectives and performance targets, and
- May require the prior approval of the Council to the carrying out of any specified activity on the land.

The act also requires the draft PoM to be exhibited for public display for a minimum of 28 days, with a minimum of 48 days for written submissions, and for the draft PoM to be presented in a public hearing.

## WESTLEIGH'S PROPOSED CATEGORISATION

Council is proposing to include the following categorisation of land at Westleigh in the draft PoM:

- Sportsground
- General Community Use
- Natural Area (Bushland)

# EXHIBITION AND ANALYSIS

## EXHIBITION

The draft Plan of Management (PoM) was exhibited from 13 March 2023 – 11 April. However, submissions were accepted until 23 April 2023.

### Promotion of exhibition

Notification of exhibition (and the public hearing which is the subject of a separate report) was provided through the following publications and digital communication channels:

- *Your Say Hornsby* website
- Council's April e-News
- April newspapers "Have Your Say" – Bush Telegraph, Hornsby Ku-ring-gai Post, Galston Glenorie Community News, Dooral Roundup.
- Weekly Community Engagement newsletters
- Facebook post (15 March)

### Exhibition submission channels

Submissions were received via the Council's *Your Say Hornsby* website, via email to [hsc@hornsby.nsw.gov.au](mailto:hsc@hornsby.nsw.gov.au) and via written letter.

## ANALYSIS

### Submissions

441 submissions about the draft PoM were received and coded. They were submitted by letter, via email to [hsc@hornsby.nsw.gov.au](mailto:hsc@hornsby.nsw.gov.au), and through Council's *Your Say Hornsby* website.

**Table 1 – submissions received through *Your Say Hornsby* website and via email or letter.**

<i>Your Say Hornsby</i> website	278
Email/ letter (including pro forma)	163

### *Your Say Hornsby* website self-selection data

For the 278 submissions that were uploaded via Council's *Your Say Hornsby* website, submitters were asked to answer the following question: *I would like to make a submission on the following section(s) of the draft Plan of Management.* People could tick multiple sections. This resulted in a larger number of sections than submissions as can be seen in the table below. The table also indicates that 71 percent of respondents, regardless of the section(s) their submission related to, identified as being residents of Hornsby Shire.

The results and postcode analysis are included in the table below:

**Table 2 – Selected sections and postcodes identified.**

<i>Draft PoM section selected (website respondents could select more than one)</i>			<i>Postcode identified</i>		
<b>Section:</b>	<b>Topic Count*</b>	<b>Percentage**</b>	<b>Hornsby Local Government Area (LGA)***</b>	<b>Neighbouring LGA****</b>	<b>Other LGA</b>
Other	152	32%	52%	18%	30%
Action Plan – Natural Areas	77	16%	81%	14%	5%
Action Plan – Parks and Sportsgrounds	72	15%	79%	14%	7%
Action Plan – Areas of General Community Use	55	12%	75%	15%	10%
Action Plan – All categories of Community Land	42	9%	74	12	14
Operational proposals	40	8%	83%	8%	19%
Land categorisation	34	7%	88%	6%	6%
<b>Total</b>	<b>472</b>		<b>71%*****</b>	<b>14%</b>	<b>15%</b>

## Interpreting the table

A number of factors need to be considered when interpreting the statistics in the table above.

*\*Respondents could select more than one section when making their submission.*

*\*\*Shows the percentage of the 278 submissions that selected the section e.g. of the 278 submissions, 34 selected the "land categorisation" topic which is 7%.*

*\*\*\*Shows the percentage of the submissions for the section that were from each geographic area e.g. of the 77 submissions that selected the "Action Plan Natural Areas" topic 81% were from within the Hornsby LGA.*

*\*\*\*\* "Other Local" includes the LGAs of Hills, Parramatta and Ku-ring-gai which directly border the Hornsby LGA.*

*\*\*\*\*\*Totals within the "Postcode recorded" columns are with reference to the 278 submissions i.e. of these 71% were received from within the Hornsby LGA .*

## ANALYSIS METHODOLOGY

441 submissions were received through the channels listed. Submissions were made by individuals, organisations and groups.

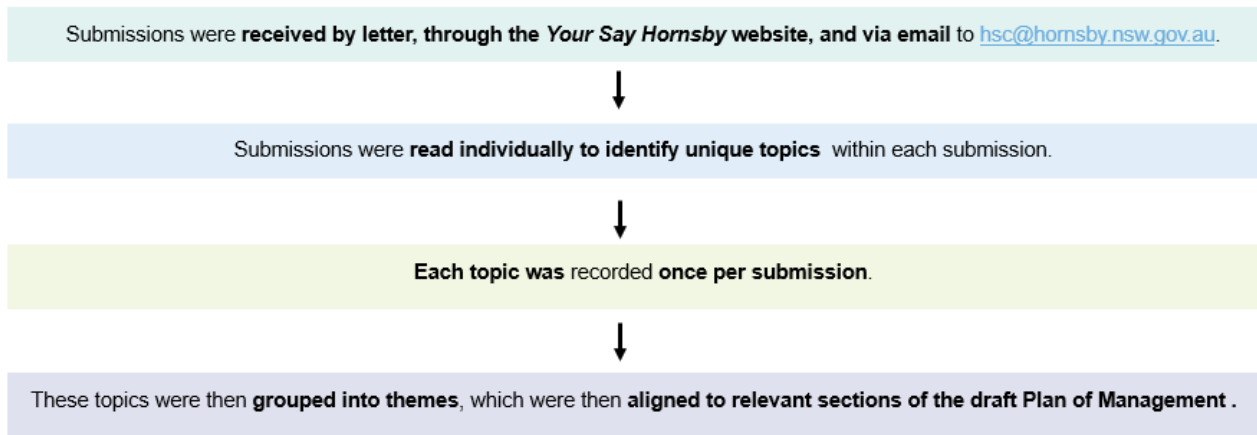
A thematic analysis identified and recorded topic(s) covered in each submission. This standard practice allows unique topics that are mentioned in a single submission to be analysed and recorded.

The process of analysing submissions followed these steps:

- Submissions were read to identify unique topics.
- Topics were recorded once per submission. **This resulted in 803 'coded' topics.**
- Topics were grouped into themes.
- Themes were then aligned to the relevant sections of the draft Plan of Management (categories included on the *Your Say Hornsby* website).



The diagram below outlines the methodology:



For this report, themes have been summarised, with direct quotes from submissions illustrating the range of views expressed across topics and themes.

### Pro forma submissions

Four (4) submissions were duplicates, lodged through the *Your Say Hornsby* website and/or email/letter. The topics mentioned in these submissions were counted once and are included in the 803 'coded' topics.

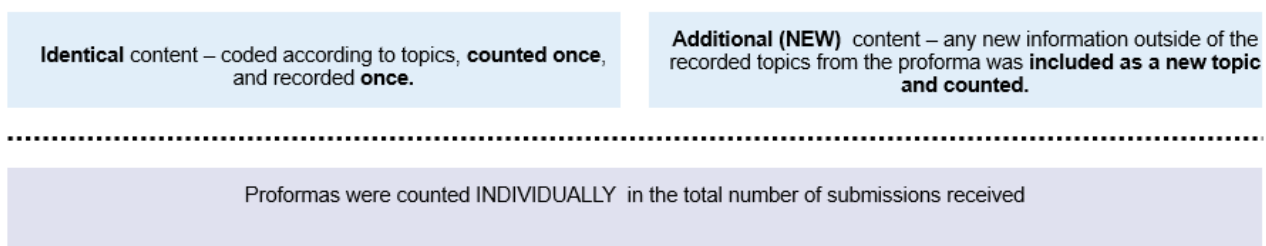
130 submissions came in the form of a pro forma. That is, each submission contained identical pre-filled content, with space for additional individualised content. This number is included in the 441 submissions.

The following process was adopted to code these pro forma submissions:

- Identical (pre-filled) content – coded according to topics. Each topic was counted once and recorded once.
- Additional content – any new information outside of the recorded topics from the pro forma was included as a new topic and counted.

These proformas are included in the 803 'coded' topics.

This process is outlined in the diagram below:



This process has created consistency with the coding method for all other submissions received.

# OUTCOMES OF ANALYSIS

This report is intended to provide a high-level summary of submissions, and an insight into the key themes that emerged. As such, de-identified quotes from submissions have been included to illustrate topics and themes. Applying the standard practice, and complying with privacy and consent requirements, individual submissions (which could potentially identify respondents) have not been included as part of this summary report.

It should be noted that this report and the quotes selected have been prepared to reflect the types of topics and themes that emerged, rather than the 'popularity' or otherwise of a particular issue.

Caution is advised against drawing more general conclusions from the themes in this report regarding the sentiments held by the wider community (approximately 150,000 LGA residents). Submissions were sought and made voluntarily by community members, on an 'opt-in' basis. They are not a statistically representative sample of the wider community.

## THE DRAFT PLAN OF MANAGEMENT

A sentiment recorded in the 441 submissions was support (either direct or implied) for particular aspects of the draft PoM. Some respondents also included generic comments about overall approval or opposition to the document as a whole.

Examples of explicit support include:

"We commend the council's efforts in developing this comprehensive plan, which we believe will greatly benefit the community."

"I fully support the draft PoM for Westleigh Park."

"I see that the Council and staff have landed in a good spot with Westleigh Park as a worthy contribution.... I have witnessed the Council staff take a position for environment in many of their decisions over the years. My observation, through the consultation process, is that the Council has been consistent in addressing and adjusting to meet the needs of environmental concerns."

Explicit or implied opposition to the draft PoM was also recorded. The main areas of concern included the assertion the draft PoM prioritised mountain bike trails, and fear for the site's environmental values. Comments that reflected explicit opposition included:

"I am opposed to the Draft Plan of Management for Westleigh Park."

"I am opposed to the Draft Plan of Management because access to the bushland and site is being prioritised for mountain bikers and sports players possibly from other Council areas, while bush walkers, locals and other people on foot are being discriminated against."

Although not explicit opposition, there were a number of implied comments that were critical of the draft PoM based on a lack of documentation available to draw upon when reviewing the draft PoM. This view is reflected in the quote below:

"Insufficient documentation has been provided by Hornsby Shire Council to be able to make an informed decision on the Draft Plan of Management...."

Some responses also voiced concern about the cost of the project, and potential liability for rate payers. Opinions that reflected this topic included:

"Hornsby residents should not have to pay increased rates for facilities for residents from other Council areas at the proposed Regional Sporting Complex."

"Any shortfall in financial development is an impost on the ratepayers of Hornsby, which is unacceptable."

It is worth noting that even in comments that explicitly referenced either support or opposition to the draft PoM, the reasons cited are closely aligned to the issues raised in the revised draft Master Plan feedback, rather than the land categorisation that is set out in the draft PoM.

## ACTION PLAN - NATURAL AREAS

The following themes that emerged from the coding process have been aligned to the Action Plan - Natural Areas section of the draft PoM.

### Mountain bike (MTB) trails

A number of topics relating to mountain biking on-site emerged from the analysis. Both support and opposition were expressed, along with the ambition to balance both recreational needs and environmental considerations. However, there were divided views on how this could be achieved. This is reflected in the analysis and direct quotes below.

Responses that expressed support for the proposed formalising and redesign of the trails mentioned the variety of trail experiences, and the health and well-being benefits of riding. Comments in support of mountain bike trails included:

“I would like to register my support and endorsement of the 10.6A of the management plan formally recognising MTB as a recreational activity to be supported in the development of Westleigh Park.”

“The proposed trail networks and the plan of management are a vast improvement on the original plan that was proposed before the co-design processor.”

“The trails strike a great balance for beginners through to intermediate trails and it's been a joy to see my daughter improve her skills over the years.”

Other responses outlined concerns about formalising the mountain bike trails. These included:

- The existing tracks being created without permission from Council.
- Impact trails have on flora and fauna; and,
- The conflict between sharing the trails with bushwalkers.

Examples of these views are reflected in the quotes below:

“It is extremely disappointing that while our Local Council acknowledges that the current bush cycling tracks are illegal & are destroying local flora and fauna, they continue to allow this to happen & even propose inserting more cycling tracks in their development proposal.”

“Given the history of their occupation, allowing mountain Bike Riders continued access to endangered areas will set a dangerous precedent and the wrong message to others who might decide to take over and do what they want with property that is not theirs to take! The Bushland Shire Council must protect the bush!!.”

“As a local resident with university education and academic publications in the field of Australian native biodiversity, I am deeply concerned that Council finds it appropriate to perpetuate the destruction of our natural environment, particularly where the opportunity remains for this proposal to proceed without the formalisation of the ILLEGAL mountain bike trails that have been established within these natural ecosystems. The additional clearing and permanent removal of native vegetation for these mountain bike trails is in opposition to Council's LEP.”

### Restricted access to mountain bikes

Some responses aligned to the Natural areas (Bushland) performance target number 3 Identify *any specific areas of bushland to have restricted access*. Mention was made about mountain biking activities being either prohibited, or very restricted in areas such as Critically Endangered Ecological Communities (CEEC) Sydney Turpentine Ironbark Forest (STIF) and Duffys Forest. Some comments provided suggestions for alternative trail locations. Quotes that reflected these views included:

“No mountain bike trails can be permitted in the critically endangered and endangered forests on the site, or within areas containing threatened species. Appropriate fencing and signage must be installed.”

“No MTB is acceptable within CEEC or EEC or in areas which support threatened flora and fauna.”

“Whilst I appreciate that most of the bike trails are removed from the CEEC Sydney Turpentine Ironbark Forest in this proposal, the southern section of the Duffys Forest EEC is shown with MORE rather than less tracks passing through. Track duplications should be minimised to that as few tracks as possible pass through environmentally sensitive areas. Such tracks fragment habitat, cause erosion and are conduits for weed dispersal. A solution to some of the above would be to limit bike tracks to the northern areas (north of the suggested shared access path) and out of ecologically sensitive areas and develop an appropriately zoned network of walking trails including educational signage in the southern part.”

“There is a main east-west fire trail that divides the site. To the south of this east-west firetrail there is Sydney Turpentine Ironbark Forest CEEC and Duffys Forest EEC as well as other bush communities where threatened plant species occur. Bike tracks should not be constructed in the CEEC and EEC and not near the threatened plant species. Ideally, constructed MTB tracks should be located only to the north of the east west fire trail, but still situating them to avoid threatened plants such as the *Melaleuca deanii* that occurs there.”

“Realignment of the trail AWAY from the CEEC and EEC is an excellent and informed idea. I am committed to doing everything we can to find a solution to development of a trail network that minimises environmental impact whilst balancing the need for access to recreational and sporting facilities.”

“I totally support the current proposal of moving the tracks from these delicate areas, and into other areas of little to no ecologically significant impact, again, for current & future generations to use, share & enjoy.”

## Formal bushwalking tracks

It was argued by a notable number of respondents that the draft PoM provided an inequitable distribution of walking tracks in comparison to mountain bike trails. Examples of this view included:

“Walking is very popular in Westleigh amongst all age groups including senior residents. The plans virtually exclude dedicated walking. The approx. 200 meters of walking only paths are derisory and an insult to the local residents.”

“Proposed access would be restricted to one x 150m trail for walkers, while mountain bikers would have 7,300 metres (7.3km) of trails. This is inequitable and unacceptable.”

Advocating for a balanced outcome between walking and mountain biking pursuits was also a view that was expressed by some respondents. Examples of this perspective included:

“All I wanted to mention is if you can please both parties. (walkers & bike track) that would be great. My son and I love the mountain bike track. My wife loves walking.”

“As a parent who strongly believes in the benefits of physical activity and the natural environment for good health and understanding of the world we live in, I do want to encourage outdoor recreation so am not totally opposed to mountain bike riding I just want to ensure it is done in areas of low impact and does not take precedence over the rights of bush/dog walkers.”

“I support the proposed action plan in relation to providing sustainable mountain bike and walking trails for community use.”

## Bushland and biodiversity protection

The importance of protecting the quality and quantity of bushland for ecological sustainability, promotion of biodiversity, and enhancing fauna habitat were also recurring themes in coded responses. Comments that reflected this included:

“Council must do whatever it can to prioritise the project of the ecology: the endangered ecological communities, the endangered flora and the endangered fauna. Now the precinct is being turned into a recreation space, Council must come up with some innovative methods to protect to protect the ecology. Rather than just doing best practice, Council must make this an example of how endangered ecology can exist adjacent to mountain bike tracks and such high-density sporting fields.”

“Reference to mandatory adherence to Fauna and Vegetation Management Plans must be included in the Plan of Management. The site has such high biodiversity values, it is essential that the strongest protocols are in place to protect native wildlife and flora, and this are supported in the Plan of Management.”

“Westleigh Park is at the southern end of a hot spot for Powerful Owls. There are three breeding pairs of Powerful Owls from Hornsby Park to Westleigh Park that take advantage of the unique habitat provided by the diatreme complex of Hornsby and Thornleigh. All three pairs could be deleteriously affected by development at Westleigh Park as they all occur within 2 km of the Westleigh site.”

“Greater protections for remnant bushland areas are essential, with protocols for high conservation areas, biodiversity, native wildlife and their habitat.”

“The Hornsby-Westleigh Connection must be deleted from the Plan of Management as it is designed along the rich riverine areas Powerful Owls value so much for foraging and roosting.”

“A full list of Flora and Fauna species has not been provided. The site has high biodiversity values, it is essential that the strongest protocols are in place in PoM to protect native wildlife and flora and ensure they are not disturbed by people, lights and noise or killed by vehicular traffic. I have seen wallabies in the Westleigh Park area many times, so I am concerned they and other protected fauna will disappear with habitat destruction. Fauna habitat needs to be enhanced and conserved, not degraded. 8.1A and 8.5A Performance measures are that Fauna diversity and abundance are maintained and improved. This measure will not be achieved if large amounts of buildings, civil works, plastic MTB tracks, concrete, turf, noise, lights, and activity are introduced to Westleigh Park environment.”

“Council has failed to release the results of the recent fauna surveys making fauna management comment more difficult.”

Some responses provided views on the draft PoM's implementation and its priorities to mitigate the impact on the natural environment. Some suggestions were made for the construction phase, which included:

“During the construction phase and the later operational phase of the development, all environmental restoration works in the natural areas must avoid negative impacts on native fauna and enhance their habitat. It is not sufficient to simply mitigate damage done.”

“The endangered ecological communities, endangered populations and threatened species must be given the highest priority for restoration and protection works. Fauna corridors and links must be maintained and enhanced. Bushland fragmentation must be avoided during all phases of the development.”

“A statement in the Plan of Management needs to be inserted: *The effect of the edge zone on STIF will be examined before construction and the design and landscaping changed where needed.*”

“The planning should include funding for the bush regeneration of degraded areas. The movement of machinery and areas for stockpiling soil and materials during construction must be carefully managed so that the bush is not affected. Impacts on the endangered Sydney Turpentine Ironbark Forest (STIF) must be minimised by the construction and siting of the

proposed 7-metre-wide asphalt road along the eastern edge of the playing fields in a north south direction.”

There were also a handful of suggestions regarding plant propagation for bush regeneration:

“The regeneration of the STIF to the east of the asphalt road and in other places is applauded. Plantings for this should be propagated from endemic plant material from adjacent STIF plants.

“Is there a possibility to propagate Ironbark and Turpentine trees from the existing stock to make the population less precarious?”

## Waterflow

Some responses outlined concern about the changes to water runoff as a result of the site's development. Comments that reflected this included:

“The POM does not respond to how the change of movement of water, from the extent of excavation, cut and fill, and scale of retaining wall, will have on the CEEC and surrounding bushland.”

“Duffys Forest is also near areas where changes in the topology will affect water flow in the area. It is listed as an Endangered Ecological Community under the BC Act and the effect of changes to water flow are not clearly set out in the POM.”

“I am concerned that neither the Draft Master Plan nor the Draft Plan of Management adequately accounts for the increased water flows due to the development of concrete playing surfaces... Figure 3.6 “Topography, drainage and estimated extent of landfill” (p.18), of the Draft Plan of Management indicates creek and natural drainage but does not make an adequate estimate of the natural surface and subsurface run-off into adjacent properties to the east and north-east of the site. The relative elevation of the properties on Wareemba Avenue and the nature of the sandstone strata mean that large amounts of water currently flow into the rear of the houses below the proposed playing field location. The planned playing fields and access ways will significantly increase the surface run-off travelling to the east of the site, especially if stage 2 northern athletics track and support facilities are constructed on a concrete platform with synthetic turf.”

## Community Involvement and Awareness

The inclusion of volunteers on site was also raised. Although not a frequent topic, it is worth noting as opinions were polarised. The contradictory views are captured below:

“Involvement of voluntary groups in coordination with Council v important. Engender local sense of pride, ownership and will encourage innovation and increased use.”

“All of the bushlands must be maintained by professional, qualified Council staff only and they must hold the appropriate licences.”

## ACTION PLAN – PARKS AND SPORTSGROUNDS

The following themes that emerged from the coding process have been aligned to the Action Plan - Parks and Sportsgrounds section of the draft PoM.

### General support

Of the responses that specifically related to Parks and Sportsgrounds, support was expressed in many. This included the proposed sports platforms themselves, and wider recreational opportunities they would provide to the community. Comments that reflected this sentiment include:

“The sporting and recreational facilities proposed at Westleigh Park will be a huge asset to Hornsby LGA.”

“I am very aware of the need for more sporting fields, preferably shared among codes.”

“I am writing...in support of the proposed Athletics facility at Westleigh Park...The Draft Plan of Management looks extremely comprehensive and well considered. My interest lies in how the athletics community can support Hornsby Council with the final design of the track, and the operational management plan.”

## Synthetic surfaces

The potential use of synthetic surfaces was a divisive issue when it was mentioned in responses, with both support and opposition expressed. Comments that reflect this division included:

“I fully support the draft plan of management for Westleigh Park and in particular.....the incorporation of synthetic playing fields and the athletic track, where my wife, a national champion, can train locally.”

“We also have a distinct lack of synthetic fields to allow us to play in all weather situations.”

“I wish to register my opposition to the use of artificial grass or artificial turf for any of the playing surfaces proposed. Research indicates these fields are more expensive to construct; cause more and significant injuries to competitors (as there is no give in the surface; increase radiant heat which can adversely affect users (dehydration, increased body temperatures, heat exhaustion); are difficult and expensive to replace if damaged; can contain carcinogenic substances; and can be harmful to the environment (rather than natural grass).

“Some of the sports fields are proposed as being artificial turf. The POM does not show how crumbing rubber particles used in management of the artificial turf will be prevented from entering the nearby sensitive waterways or how the surrounding bushland will be protected from burning plastic particles in the event of a fire.”

## Use of pesticides

Another topic expressed in some submissions was the potential use of pesticides. An example of this concern included:

“Please insert: “The need for rodenticides will be reduced by good garbage and waste management. No second-generation pesticides will be used.”

## ACTION PLAN – AREAS OF GENERAL COMMUNITY USE

The following topic that emerged from the coding process has been aligned to the Action Plan – Areas of General Community Use section of the draft PoM.

### Standard of community centres

Support for facilities outlined in the draft PoM was also a topic that emerged through the data analysis. Some respondents went further, making suggestions about how use could be extended. These suggestions are reflected in the quotes below:

“We fully support the proposed plans for the park, including the development of sporting facilities, including road and MTB cycling and the development of infrastructure such as paths, lighting, and amenities. These new facilities will create an excellent space for the community and indeed a more attractive and functional space for residents to enjoy.”

“Changes we would like to see.... A facility that includes a community hall, administration offices and meeting rooms for the community and sporting groups, area for gymnastics and indoor sports. Attached to this community facility should cafe/restaurant with the ability to cater for community events and weekend activities.... A facility or hub for MTB shop and Maintenance area..Roadway that can be utilised for a cycling criterium track, walking and running track..... Included in the children's play area a water park style facility.... Cycling pump track for young riders.”

“A multi-function indoor sports facility which clubs and community groups can use; This Centre should include amenities, seating and a mezzanine viewing area.

## **ACTION PLAN - ALL CATEGORIES OF COMMUNITY LAND**

The following themes that emerged from the coding process have been aligned to the Action Plan - All Categories of Community Land section of the draft PoM.

### **Equity and access**

Support was expressed for the draft PoM's objectives relating to accessibility and inclusivity, as demonstrated by the following quote:

“We also support the proposed measures to increase accessibility and inclusivity in the park, such as the installation of ramps and accessible toilets.”

This support also extended to Council Reserves and facilities, as the following quotes reflect:

“I am fully supportive of the draft Plan of Management for Westleigh Park as proposed.... Community Organisations (especially local sports Associations and Clubs for the wider community) having day to day control of the facilities is important - the Committees & leadership of these Associations & Clubs generally have the desire to provide services to as many as possible (regardless of age, sex, ability and socio-economic level).”

“What has really been lacking in this time has been good quality sports grounds that have the ability to be utilised by different sports all housed in one location.”

### **Anti-social behaviour**

The behaviour of park attendees was also a topic that emerged. This ranged from anti-social after-hours behaviour, to curbing the incidence of unsanctioned trails being built. These sentiments are outlined in the quotes below:

“Complaints protocols must be referenced in the Plan of Management.”

“This PoM needs to specify necessary actions that will be taken against individuals or groups that build any unauthorised tracks in areas of threatened species at Westleigh Park including, but not limited to, fines or prosecution. BA53.”

“The Plan of Management must state that any rider building or riding on unsanctioned tracks will be fined and/or prosecuted. The Biobanking Agreement for the adjacent Biobank site does not permit bikes on the fire trail.”

“Security gates to lock off the access roads after hours of operations will be essential to prevent anti-social behaviour at night such as car burn-outs, parties, vandalism and bushfires. Such activities will have an adverse impact on residents, causing additional stress and increasing Council costs due to vandalism. Surveillance patrols must be carried out and cameras fitted to discourage anti-social behaviour in this tranquil area.”

## **Impacts of development and activities**

### **Traffic & parking**

Opposition to the proposed extension of Sefton Road, and location of the roundabout on Quarter Sessions Road were themes that emerged. The impact on the local road network, its current design, and pedestrian safety were of primary concern. Timing was also questioned due to the perceived lack of demand in the first stage of the site's development. Comments that reflect these views included:

“The increased traffic is going to create significant issues to the peaceful living of the community and local residents.”

“Given that Council has said that there will be no further funding available for at least 10 years, the Sefton Rd extension is an expensive white elephant that isn't needed for at least 10-15 years.”



“Whilst much work has been done to estimate the likely traffic flows on local streets, there is little evidence that a thorough study of traffic in the aggregate of all local developments has been undertaken, in particular the Thornleigh gateway development albeit with peaks of traffic non synchronous with use of Westleigh Park could have significant impacts on the Chilvers Road/Esplanade/Duffy Avenue intersection and result in non-symmetrical demand on Sefton Road rather than Quarter Sessions for Park access. The Plan of Management needs to provide for adaptation of traffic management to address traffic volume changes.”

“I note that the exit onto Quarter Sessions Rd near Corang Rd does not meet up at Corang Rd at the roundabout. I’ve also seen that there are infrastructure outlets nearby, assuming this is the reason for not moving the exit up to Corang Rd and creating a roundabout at that exit? If moved, this will create an exit to turn right from out of Corang Rd onto Quarter Sessions and assist with evacuation of homes in an emergency if required.”

“The proposed roundabout on Quarter Sessions Rd is in a dangerous position, just on the crest of a hill where drivers will have difficulty seeing vehicles approaching. The road is quite narrow at this point, also, which is another concern.”

“Currently there is a "No Right Turn" out of Corang Rd into Quartersessions Rd. This is good because cars proceeding north on Quartersessions Rd appear quickly over the crest. However, when the roundabout is introduced at the proposed intersection with the extended Sefton Rd, it will be at the top of the crest and slow vehicles as well as providing good visibility. Therefore, it is suggested that the plan should include the removal of that "No Right Turn" sign. It could also include removal of the 'No Right Turn" sign for vehicles proceeding south on Quartersessions Rd so they can turn into Corang Rd.”

## Lighting and noise

The issues of lighting and noise was a topic that related to both the environment (fauna and flora), and impacts on neighbours. This is demonstrated in the comments below:

“Westleigh must not be overshadowed by the 2 storey retaining walls built around the southern platform, with tall floodlighting towers on top. The visual amenity of the Park must be protected.... Flood lights, street lights and general area lights, together with their design layouts must meet all required Australian Standards for lighting levels, light spill, pedestrian access and safety. Lighting impacts on fauna in adjoining and local region natural areas must be avoided.”

“The Revised Draft Master Plan shows that earthworks for southern platform are at extreme height of 8.5m at the western edge close to local residences. The elevated position of the platform will increase noise from the sports fields during hours of operation suggested to be 8:00 to 22:00. The minimal visual buffer on the western side provides very limited attenuation of noise, so there will be a significant adverse impact on the quiet enjoyment of local properties during operational hours. Sec 2.2 Core Objective b) and 8.7 performance measure has not been adequately addressed. Just limiting operating hours to 8:00 to 22:00 is far from sufficient to prevent the adverse impact on nearby residences. I suggest Council consider following two reduced cost options: Option 1. Single football fields only on Precincts 3 and 2. Option 2. Precinct 2 Sports Field middle should be implemented prior to Precinct 3. “

“A statement in the Plan of Management needs to be inserted: “All efforts will be made to reduce noise in the natural areas.”

## OPERATIONAL PROPOSALS

The following themes that emerged from the coding process have been aligned to the operational proposals section of the draft PoM.

### Leases and Licences

The role of commercial leases and the impact these businesses would have on both local residents and the Westleigh shops was also a topic that was raised by some respondents. Comments that reflect the views expressed included:

“Licensing and leasing for restaurants, cafes, commercial ventures, special events such as markets, fairs, carnivals, musical events, weddings etc should not be permitted. It is contrary to LGA Core Objective for sportsgrounds b) to ensure that such activities are managed having regard to any adverse impact on nearby residences. Limiting hours to 8:00 to 22:00 is not adequate mitigation of the adverse impact.”

“The Plan of Management allows restaurants, cafes, mobile vans and gyms that would be in competition to the local shops at Westleigh Village Shopping Centre, on leases up to 21 years. The Plan should not allow the establishment of permanent businesses operating in the park.”

“The mention of leases up to 21 years.... This sounds on the high side given evolving nature of use one cannot exactly predict. Are there possibilities to add further concessions without exclusivity clauses on the initial leases?”

## Operational hours

Confusion was expressed about the parks intended operating hours. This is exemplified in the quotes below:

“Times of use must be included in PoM.”

“The park operating hours should be limited to a maximum of 12 hours per day.”

“The opening hours of 8:00 to 22:00 are excessive for the tranquil Westleigh area so there will be a significant adverse impact on the quiet enjoyment of nearby residences. Particularly for those in close proximity with young families or elderly.”

## Risk management

Managing risk was also a theme that emerged. Some respondents suggested that the draft PoM had omitted detail about how risk would be managed on site once operational and during a bushfire emergency:

“There is a need for risk management protocols to be included in the Draft Plan of Management. We note that there have been serious accidents amongst mountain bike riders, so it is inappropriate to omit risk management for individuals. Ratepayers must be protected from significant compensation claims by riders who may be severely injured on Westleigh Park Mountain bike trails.

“The plan of management should contain information on what will happen during a bushfire emergency and also if the park will be closed during extreme fire danger periods. The park is surrounded by bushland, and should a bushfire occur whilst the park is in full use, need to consider how the parks users and residents can evacuate.”

## Contamination

How the contamination on site would be handled safely also arose in the analysis. Concerns that are indicative of the sentiment expressed included:

“All the contamination should be removed from Westleigh Park, including the asbestos, hydrocarbons and heavy metals including arsenic, lead and mercury, instead of relocating it elsewhere on site and burying it for future generations to deal with.”

“There are a number of serious contaminants on this site which will be disturbed during the construction phase which could potentially expose residents and the environment to unsafe substances such as asbestos, creosote and PFAS. The final Remedial Action Plan (RAP) and subsequent Validation Report (VP) must include adequate safeguards to ensure any future activities do not endanger lives or habitats for nature.”

## LAND CATEGORISATION

The following themes that emerged from the coding process have been aligned to the Land Categorisation section of the draft PoM.

## Suggested changes

Only a small number of submissions referred directly to the categorisation of land outlined in the draft PoM. A representation has been included below:

### Natural area

Some views regarding the categorisation of *Natural area* focused on reclassification, and others the quality of the soil. This is reflected in the following quotes:

“As noted in the PoM Section 5.2 Land Categorised as Natural Area (Bushland) there are critically Endangered Ecological Communities under the EPBC Act. Therefore, it is essential the obsolete lessor E3 Environmental Management zone should be reclassified to C2 Environmental Conservation.”

“Land category for Natural area shouldn't include areas of uncontrolled fill. Natural areas should be limited to areas where endemic soils and vegetation are present.”

“The areas of disturbed soils should be categorised as Park. This will enable different management techniques and future uses such as bike trails without impact on higher ecological value Natural areas.”

### General community use

Suggestions regarding *General Community Use* covered the categorisation of infrastructure. This included:

“Carparking areas could be categorised as General Community Use.”

### Re-ordering of classification

Another suggestion was made about reordering the classification to provide more emphasis on the role of mountain biking on site. This is indicated by the quote below:

“We would suggest the Plan of Management be amended Community land within Westleigh Park should be categorised (in order of their establishment): 1. Natural Area (Bushland) 2. H2O MTB Trail Network 3. General Community Use 4. Sportsground or: 1. Natural Area (Bushland) containing the H2O MTB Trail Network 2. General Community Use 3. Sportsground.”

## ZONING

Another theme that emerged from the coded responses was suggested changes to the site's zoning. They referred primarily to the zoning of environmental conservation and recreation uses. A concern was also raised about the implication of the current zoning on site. These views are represented in the quotes below:

“Westleigh Park sports fields must be appropriately zoned as RE1 Public Recreation, instead of R2 Residential zone. The high conservation areas must be zoned as C2 Environmental Conservation.”

“The land should be appropriately re-zoned IAW the Hornsby Shire Local Environment Plan 2013. At 1.2 A particular aim of the Plan is to: (h) protect and enhance the scenic and biodiversity values of environmentally sensitive land, including bushland, river settlements, river catchments, wetlands and waterways.”

“One of the legacy issues of acquiring the land from Sydney Water is the existing residential zoning of the area proposed for the sporting ovals. This area must be rezoned to recreational, to ensure the ovals are not sold-off later under an ambiguity as to their use.”

“The Westleigh Park Plan of Management that is currently on public exhibition includes plans for a regional sporting complex with associated infrastructure on land that is currently zoned as R2 Low Density Residential Zone. This type of land use is not compatible with this type of zoning, and I am concerned that the Westleigh Park Plan of Management that is currently on exhibition is non-compliant.”

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