



Pennant Hills District Civic Trust Inc.

'Preserving the residential amenity of Pennant Hills and its environs'

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Hornsby: Ward C Councillor Candidates

Vince Del Gallego Independent for Ward C Councillor

We emailed Vince on 28.8.2017, met him at the meet the candidates event at Beecroft on Tuesday 29.8.2017 and have exchanged a few emails, but we have not yet received Vince's answers to our questions. Vince is President of the Cherrybrook Residents Association Inc and leads a block of independents Group A under the banner "Residents Before Politics".

If a late response is received before Friday night 8.9.2017, then we will try to update our members with an email and on our website.

Vince did not answer the questions about Pennant Hills, but asked that we record that if Vince is elected as a Ward C Councillor, during the first 100 days in office he "will hold a public forum to give residents the opportunity to engage with Council in determining their future requirements, by:

- Keeping politics out of the planning process and in lieu, focus on activities that benefit residents.
- Publicly debating State and Federal Government directives that affect residents' quality of life.
- Demanding that infrastructure be in place prior to any further increase in density.
- Rejecting Inappropriate Development.

Craig Sutton Independent for Ward C Councillor

Craig did not have a phone number or email address on the NSWEC website, nor on his Candidate Information Sheet. He is part of a group of independents, Group A led by Vince Del Gallego under the banner "Residents Before Politics". We emailed Vince requesting the email address for Craig Sutton and Debra Trainor. We have not yet received Craig's email address or his answers to our questions.

If a late response is received before Friday night 8.9.2017, then we will try to update our members with an email and on our website.

Debra Trainor Independent for Ward C Councillor

Debra did not have a phone number or email address on the NSWEC website, nor on her Candidate Information Sheet. She is part of a group of independents, Group A led by Vince Del Gallego under the banner "Residents Before Politics". We emailed Vince requesting the email address for Craig Sutton and Debra Trainor. We have not yet received Debra's email address or her answers to our questions.

If a late response is received before Friday night 8.9.2017, then we will try to update our members with an email and on our website.

Emma Heyde The Greens for Ward C Councillor

Q1. What makes Pennant Hills unique or special to you, and how do you believe we can best both preserve and enhance these unique characteristics? How would you describe Pennant Hills in 20 years?

The heritage homes, the leafy streets, the facilities such as the library and the family-owned businesses and the huge Blue Gums make Pennant Hills very special to me. I've spent a lot of time in Pennant Hills with my kids in the community centre at Gymbaroo, and in the library & playground outside. Now they're older, they spend time studying in the library every week. The proximity to the train has always made it an ideal place for me to shop, and I usually visit once a week for groceries.

In twenty years, Pennant Hills will be a bustling, leafy, welcoming shopping area with easy parking, a fabulous train service and shady open areas for community events and recreation. It will have family-friendly facilities like playgrounds and outdoor exercise equipment and well-used green spaces for exercise and play. There will be a diversity of businesses which mean people can do all their shopping locally.

The library will be much larger, and will have become real hub for meetings, classes, study, schools and visiting speakers. It will adjoin a Council-run kindergarten offering long hours for busy working parents.

The centre of Pennant Hills will be connected to residential areas by safe bike paths and shady walking paths. All Council and business buildings will generate their own electricity and will be designed to be cheap to heat and cheap to cool. New buildings will be beautiful, and incorporate passive solar design and plenty of tree plantings.

Q2. Pennant Hills Rd and NorthConnex are State (RMS) jurisdiction. Considering the matters in Hornsby Council jurisdiction -- what is your vision to improve traffic flows and parking in Pennant Hills?

A lot more consultation with residents, Council staff and the PHDCT would have to take place before I committed to any changes to traffic flows and parking. Given that the Masterplan is designed to provide a comprehensive overview of development and improvement, we should commit to that process to ensure long-term benefits rather than ad-hoc changes to traffic & parking.

Q3. We have been promised a town centre Pennant Hills Masterplan since before the year 2000. Last year some progress was made by Hornsby Council. Will you commit to complete the Pennant Hills Masterplan before September 2020 (3 years)?

Yes – I will commit to having the Masterplan finished within three years. I'm really excited about the opportunity for a community-driven vision for Pennant Hills's future. The PHDCT has already done a huge amount of productive planning. I will help it become a reality, if I'm elected to Council.

Q4. What is your plan to support and grow business in Pennant Hills? What mistakes were made during the Beecroft development -- and how do you ensure that they are not repeated with any potential redevelopment of Pennant Hills?

Beecroft businesses were not consulted or supported during the massive development of the area. Small, family-run businesses are essential to a vibrant and healthy and prosperous community and must be supported. It's essential that Hornsby employ a Business Development Officer who has the back of small business and can support and advise them during periods of change. If elected, I'll make it happen.

Q5. Some people see medium density housing as a way to improve housing affordability in Hornsby Shire, what is your view in relation to Pennant Hills?

There are initiatives that Councils can take to address housing affordability that don't necessarily mean accepting massive apartment developments. Local Councils could make an application for a special rates variation to double council rates on properties that remain empty after six months. This would encourage investors to rent out currently vacant properties, and boost supply. (Vacant properties currently stand at 8% in the Hornsby Local Government Area.) The revenue raised could be quarantined by Council and invested in affordable housing stock or crisis accommodation for families.

Beyond that, Council could also advocate for changes to negative gearing and capital gains tax arrangements that reward investment in property and push up house prices.

Q6. [Pennant Hills District Civic Trust, working with Beecroft & Epping Civic Trusts, BikeNorth, Hornsby Council and our State Members Damien Tudehope and Matt Kean, submitted to the State Government a proposal for a cycle path from Pennant Hills to Epping. Will you support our preferred route using the rail maintenance road between Pennant Hills and Beecroft \(similar to Deniston\) and help us seek State funding?](#)

Yes! Like a lot of other local residents, I'm extremely keen to see this bike path happen, and I'm grateful for all the planning that has been invested by local residents, Civic Trusts and Bike North so far. It would mean cars off the road and exercise & recreation opportunities for residents – such important outcomes. The delays from the state MPs are not satisfactory, and if I'm elected as Mayor, I will work with state representatives to ensure this bikeway is built without further delay.

Monica Tan The Greens for Ward C Councillor

Monica is with the Greens group in Ward C and has said that she is aligned with the responses above from Emma Heyde the Greens candidate for Mayor and C Ward.

Mohammad Khalid The Greens for Ward C Councillor

Mohammad is with the Greens group in Ward C and has said that he is aligned with the responses above from Emma Heyde the Greens candidate for Mayor and C Ward.

Lee Smith Independent for Ward C Councillor

Lee did not have a phone number or email address on the NSWEC website, nor on his Candidate Information Sheet. Unfortunately we have not been able to contact him to send him the questions. If a late response is received before Friday night 8.9.2017, then we will try to update our members with an email and on our website.

David Mitchell Independent for Ward C Councillor

Q1. What makes Pennant Hills unique or special to you, and how do you believe we can best both preserve and enhance these unique characteristics? How would you describe Pennant Hills in 20 years?

Pennant Hills is a blend of historic old houses and new modern houses situated in a natural urban environment that needs to be preserved for future generations. It has a unique mixture of low density housing situated within a bushland environment that needs to be preserved to ensure our children can experience it and our residents have somewhere where they feel at home. In 20 years I would describe Pennant Hills as still containing this unique mixture of housing integrated with well thought out shops and amenities to ensure it remains self-sustaining.

Q2. Pennant Hills Rd and NorthConnex are State (RMS) jurisdiction. Considering the matters in Hornsby Council jurisdiction -- what is your vision to improve traffic flows and parking in Pennant Hills?

I would work with the local community to understand what the current issues are around parking and traffic flows within Pennant Hills so that I could gain a better understanding of what would be required to improve flow through not only the town centre, but the local streets surrounding it. Once I understand what is required I would work closely with the RMS, NorthConnex and the Trust to ensure that the residents are, at the very least, no worse off than they currently are as a result of the works currently being undertaken.

Q3. We have been promised a town centre Pennant Hills Masterplan since before the year 2000. Last year some progress was made by Hornsby Council. Will you commit to complete the Pennant Hills Masterplan before September 2020 (3 years)?

Much like Brooklyn where I live, a master plan is greatly overdue for Pennant Hills. If elected, I will commit to ensure that the Pennant Hills Masterplan is given top priority to be completed before September 2020 and will ensure that residents have their say when it comes to how it is to be completed.

Q4. What is your plan to support and grow business in Pennant Hills? What mistakes were made during the Beecroft development -- and how do you ensure that they are not repeated with any potential redevelopment of Pennant Hills?

There was a big lack of community consultation with regards to the Beecroft development, and it was only with a lot of work from the residents and community groups of Beecroft that many of the oversights were addressed prior to it being approved. Whilst it is still not perfect, it is a far sight better than that which was originally proposed. Another issue local businesses faced was how to survive during the redevelopment of the town centre, especially with the lack of parking and reduced commercial space availability. To ensure it is not repeated with Pennant Hills, I will ensure that the community is involved heavily in the proposals and all concerns are addressed adequately before any approvals are given to begin.

Q5. Some people see medium density housing as a way to improve housing affordability in Hornsby Shire, what is your view in relation to Pennant Hills?

Medium density housing is best when it does not impact upon the suburb within which it is placed. With regards to Pennant Hills, I believe that medium density housing could be of value if it is planned appropriately and does not impact adversely upon the surrounding properties.

Q6. Pennant Hills District Civic Trust, working with Beecroft & Epping Civic Trusts, BikeNorth, Hornsby Council and our State Members Damien Tudehope and Matt Kean, submitted to the State Government a proposal for a cycle path from Pennant Hills to Epping. Will you support our preferred route using the rail maintenance road between Pennant Hills and Beecroft (similar to Deniston) and help us seek State funding?

I will definitely support the preferred route using the rail maintenance road between Pennant Hills and Beecroft as this is the best option available to help keep all users safe and off main arterial roads. State funding will be a priority and I will do what I can to ensure that the state government provides the necessary funding required to complete the work.

Nick Berman Independent for Ward C Councillor

We emailed Nick on 28.8.2017 using the email address that is on the NSWEC website and other email addresses, met him at the meet the candidates event on Monday 28.8.2017 and have sent a few follow up emails, but we have not yet received Nick's answers to our questions. Nick has been a Councillor on Hornsby Council for many years, is a former Mayor and is well known to many members of PHDCT. He has not said so, but we can probably assume that he is aligned with the responses from his wife Christine, who is a candidate for Mayor and a Ward B Councillor. To save readers from flipping to other documents, I have pasted Christine Berman's answers below. If a late response is received before Friday night 8.9.2017, then we will try to update our members with an email and on our website.

Christine Berman Independent for Ward B Councillor

Q1. What makes Pennant Hills unique or special to you, and how do you believe we can best both preserve and enhance these unique characteristics? How would you describe Pennant Hills in 20 years?

When I went to school in Cherrybrook in the late 1980s I always thought of Pennant Hills as peaceful safe and convenient. I have found Pennant Hills to be a great place to live, work and go to school. Over the past 30 years, Pennant Hills has become busier with the volume of traffic on all roads far above what it was when I was at school.

Pennant Hills is likely to be a very different place in 20 years time. There is hope that Northconnex will take a lot of traffic off local roads. This gives hope that Pennant Hills can be far more liveable. Due to pressure from higher levels of government, it is likely that Pennant Hills will be called upon to accommodate a large share of future development.

Q2. Pennant Hills Rd and NorthConnex are State (RMS) jurisdiction. Considering the matters in Hornsby Council jurisdiction -- what is your vision to improve traffic flows and parking in Pennant Hills?

As Northconnex is built, traffic flow on local roads will change. Council should review all effected roads with the intention of moving traffic off residential streets.

Q3. We have been promised a town centre Pennant Hills Masterplan since before the year 2000. Last year some progress was made by Hornsby Council. Will you commit to complete the Pennant Hills Masterplan before September 2020 (3 years)?

Yes. It is needed and I'll make it a priority if elected.

Q4. What is your plan to support and grow business in Pennant Hills? What mistakes were made during the Beecroft development -- and how do you ensure that they are not repeated with any potential redevelopment of Pennant Hills?

Businesses in Beecroft were disrupted more than anyone would have imagined. Council needs to better liaise with local business to ensure these disruptions are minimised.

Q5. Some people see medium density housing as a way to improve housing affordability in Hornsby Shire, what is your view in relation to Pennant Hills?

Medium density developed is not a "silver bullet". It should be part of the solution and not relied upon exclusively.

Q6. Pennant Hills District Civic Trust, working with Beecroft & Epping Civic Trusts, BikeNorth, Hornsby Council and our State Members Damien Tudehope and Matt Kean, submitted to the State Government a proposal for a cycle path from Pennant Hills to Epping. Will you support our preferred route using the rail maintenance road between Pennant Hills and Beecroft (similar to Deniston) and help us seek State funding?

Yes.

Justine Smillie Labor for Ward C Councillor

Justine is with the Labor group in Ward B and has said that she is aligned with the responses from Janelle McIntosh the Labour candidate for Mayor and Ward B. To save readers from flipping to other documents, I have pasted Janelle's answers below.

Michael Emerson Labor for Ward C Councillor

Michael is with the Labor group in Ward B and has said that he is aligned with the responses from Janelle McIntosh the Labour candidate for Mayor and Ward B. To save readers from flipping to other documents, I have pasted Janelle's answers below.

Philip Quigley Labor for Ward C Councillor

Philip is with the Labor group in Ward B and has said that she is aligned with the responses from Janelle McIntosh the Labour candidate for Mayor and Ward B. To save readers from flipping to other documents, I have pasted Janelle's answers below.

Janelle McIntosh Labor for Mayor and Ward B

Q1. What makes Pennant Hills unique or special to you, and how do you believe we can best both preserve and enhance these unique characteristics? How would you describe Pennant Hills in 20 years?

I grew up in Hornsby, but have always used facilities in Pennant Hills and appreciated the amenity and resources that Pennant Hills offers to the community - while still very much maintaining a village feel. I used Pennant Hills sporting venues as a teenager (netball) and my six year old son attended day care in Ramsay road for many years, so we've been regular shoppers and diners in the area. I enjoy the unique shops, the village feel and easy parking. It's clear from reading the resident's responses to the PHDCT survey and the Council's "Picture Pennant Hills" consultation that preservation of the 'village feel' and all residents would like to see local businesses supported and improvements made to the general amenity, accessibility and parking in the area.

It's been said often that Pennant Hills lacks a strong public space and it would be imperative in my mind that Pennant Hills has strengthened public facilities that are well connected to the retail / commercial area.

In twenty years time I would like to see Pennant Hills continuing to provide a strong village feel, with any new developments in keeping with the heritage nature of the area. The masterplan process provides residents, the PHDCT and Council with an incredible opportunity to learn the lessons from other suburb developments (eg Beecroft). The unique Wollundry Park, and improvements to the Pennant Hills Library and adjacent community centre should be at the heart of public facility re-development in Pennant Hills. These facilities should open up to the adjacent park and provide unique opportunities for community participation and learning just across the road from the railway station. The laneways of Pennant Hills are another unique feature of the area that could be encouraged to provide a highly sought after shopping and business environment.

Q2. Pennant Hills Rd and NorthConnex are State (RMS) jurisdiction. Considering the matters in Hornsby Council jurisdiction -- what is your vision to improve traffic flows and parking in Pennant Hills?

Managing local traffic, handling the 'rat-runners' who use The Esplanade/Yarrara from Hornsby and addressing the well-documented parking concerns are critical for the future of the Centre. It's

important that Hornsby Council maintains a strong dialogue with the RMS over the issues surrounding Pennant Hills and that the RMS are part of the ongoing masterplan process. I've heard it said it said that the opening of NorthConnex will instantly free up the local roads, but that only works if there is a strong plan in place to manage this process.

Q3. We have been promised a town centre Pennant Hills Masterplan since before the year 2000. Last year some progress was made by Hornsby Council. Will you commit to complete the Pennant Hills Masterplan before September 2020 (3 years)?

Yes, I think this is absolutely critical. A strong town centre needs a masterplan that is highly interactive and comprehensive - it cannot simply be about building heights or local traffic. A sound masterplan would address private developments, public domain improvements, access, traffic and transport, community facilities and business support and development.

Q4. What is your plan to support and grow business in Pennant Hills? What mistakes were made during the Beecroft development -- and how do you ensure that they are not repeated with any potential redevelopment of Pennant Hills?

Hornsby Council needs to re-instigate an Economic Development Program and employ suitable staff to engage with business and industry in our Shire. I campaigned on this prior to election in 2004 and was successful in securing support for an economic development officer in that term of council, in developing a local program, establishing an Economic Development Taskforce and engaging with Kur-ring-gai Council with a Regional Economic Development Strategy. I spent more than a decade establishing and managing a similar program for another major Sydney Council between 1999 - 2011 and I will be bringing this issue back to Council in 2017 as a priority.

Beecroft businesses suffered as a result of the development of Beecroft, through lack of dedicated consultation and information. This would be one of the roles of an Economic Development Officer. Economic Development and support of local businesses, both centre-based and home-based must be a key feature of the Pennant Hills Masterplan.

Q5. Some people see medium density housing as a way to improve housing affordability in Hornsby Shire, what is your view in relation to Pennant Hills?

Medium density housing is just one option but a strong centre will provide a range of housing options to suit individuals and families at all stages of life. Ageing in place is an important consideration for our community and many residents lament that they wish to stay in their suburbs which have been home to them for decades, but in more suitable accommodation than a single dwelling home on a large block. A strong suburb will offer shop-top housing, affordable housing, seniors living, townhouses and villas, studios, apartments and single dwelling homes. It's important for Pennant Hills that the housing options addresses the unique heritage and environmental characteristics of the area.

Q6. Pennant Hills District Civic Trust, working with Beecroft & Epping Civic Trusts, BikeNorth, Hornsby Council and our State Members Damien Tudehope and Matt Kean, submitted to the State Government a proposal for a cycle path from Pennant Hills to Epping. Will you support our preferred route using the rail maintenance road between Pennant Hills and Beecroft (similar to Deniston) and help us seek State funding?

I support the cycle path proposed and am a strong supporter of a network of cycleways across our Shire and linking to the neighbouring local government areas. I was involved in the creation of Hornsby Shire's earlier Bike Plan, launched in 2006 and would like to see this proposal linked to a renewed Bike Plan for the Shire.

I also support exploration of other funding sources - State Government is not the only possible source of funds and I would encourage exploration of funding from the Federal Government, from s94, and from private trusts and foundations.

Please note, to avoid confusion, Janelle McIntosh is a candidate for Mayor and Ward B, she not a candidate for a Ward C Councillor, her answers are only included here because they were referenced by her Labor colleagues.

Michael Hutchence Liberal for Ward C Councillor

Q1. What makes Pennant Hills unique or special to you, and how do you believe we can best both preserve and enhance these unique characteristics? How would you describe Pennant Hills in 20 years?

Pennant hills has always had its own unique character with separate components but still maintaining a village feel. It's mix of Heritage Architecture, right through to the business centres and significant sporting and recreational areas has allowed it to become one of the best places to live, work and raise a family. Any renewal or plan for this area must take into account these characteristics.

Q2. Pennant Hills Rd and NorthConnex are State (RMS) jurisdiction. Considering the matters in Hornsby Council jurisdiction -- what is your vision to improve traffic flows and parking in Pennant Hills?

While NorthConnex will provide some relief to through traffic, special care must be taken through the Pennant Hills Masterplan process to ensure that adequate ingress and egress are provided to the residential and business components within Pennant Hills and ensuring there is enough high turnover parking provided for the local shops and businesses for them to maximise their patronage.

Q3. We have been promised a town centre Pennant Hills Masterplan since before the year 2000. Last year some progress was made by Hornsby Council. Will you commit to complete the Pennant Hills Masterplan before September 2020 (3 years)?

I always have been and remain committed to a Masterplan for Pennant Hills.

Q4. What is your plan to support and grow business in Pennant Hills? What mistakes were made during the Beecroft development -- and how do you ensure that they are not repeated with any potential redevelopment of Pennant Hills?

Perhaps the biggest lesson apart from some design aspects is how to plan any renewal to minimise impacts to existing businesses and residents. While there will always be impacts I think more could be done to manage them.

Q5. Some people see medium density housing as a way to improve housing affordability in Hornsby Shire, what is your view in relation to Pennant Hills?

Medium density should always be part of the Housing Mix discussion. Hornsby generally has significant areas of low and high density but many people are looking for the "missing middle" in order to downsize or indeed to be able to afford to live in the area without living in a unit.

Q6. Pennant Hills District Civic Trust, working with Beecroft & Epping Civic Trusts, BikeNorth, Hornsby Council and our State Members Damien Tudehope and Matt Kean, submitted to the State Government a proposal for a cycle path from Pennant Hills to Epping. Will you support our preferred route using the rail maintenance road between Pennant Hills and Beecroft (similar to Deniston) and help us seek State funding?

I have always supported connectivity between our town centres including between pennant hills and Epping and will continue to do so. Having cycle paths off the road network as much as possible in my view is a better solution than having them on major roads and thoroughfare routes and should be supported.

Jerome Cox Liberal for Ward C Councillor

Q1. What makes Pennant Hills unique or special to you, and how do you believe we can best both preserve and enhance these unique characteristics? How would you describe Pennant Hills in 20 years?

I have lived in Pennant Hills for most of my life (since I was around 6 months old) I walked to and from the station to get to school for 13 years and I have worked in several local businesses, Pennant Hills is truly my home. I believe the best way to preserve and enhance the unique characteristics of the area is through the master planning process which is already underway. This will allow the community to have certainty and will set the direction of the suburb for the coming years.

Q2. Pennant Hills Rd and NorthConnex are State (RMS) jurisdiction. Considering the matters in Hornsby Council jurisdiction -- what is your vision to improve traffic flows and parking in Pennant Hills?

The completion of NorthConnex will allow some relief with local traffic receiving an increased priority onto pennant hills rd. Parking issues are best addressed through the master planning process, however Pennant Hills is a great place to visit and as such will still have traffic/parking pressures.

Q3. We have been promised a town centre Pennant Hills Masterplan since before the year 2000. Last year some progress was made by Hornsby Council. Will you commit to complete the Pennant Hills Masterplan before September 2020 (3 years)?

I am firmly committed to priority support for a Pennant Hills Master Plan.

Q4. What is your plan to support and grow business in Pennant Hills? What mistakes were made during the Beecroft development -- and how do you ensure that they are not repeated with any potential redevelopment of Pennant Hills?

As best we can council should engage with the businesses, applicants and other stakeholders to, as far as possible, avoid the issues caused in Beecroft however it is ultimately an issue between landlords and tenants. In regard to growing business by completing the Master Plan we will give business certainty and encourage investment in the area.

Q5. Some people see medium density housing as a way to improve housing affordability in Hornsby Shire, what is your view in relation to Pennant Hills?

I believe that the full mix of housing options should be available, if appropriately located, to ensure people have real choice in housing and the ability to stay in the suburb and community they love. Increasing the amount of housing should improve affordability and as a younger person I am well aware of the difficulty of entering the housing market.

Q6. Pennant Hills District Civic Trust, working with Beecroft & Epping Civic Trusts, BikeNorth, Hornsby Council and our State Members Damien Tudehope and Matt Kean, submitted to the State Government a proposal for a cycle path from Pennant Hills to Epping. Will you support our preferred route using the rail maintenance road between Pennant Hills and Beecroft (similar to Deniston) and help us seek State funding?

I am happy to support this.

Bernadette Meney Liberal for Ward C Councillor

Bernadette is with the Liberals group in Ward C, she did not have a phone number or email address on the NSWEC website, nor on her Candidate Information Sheet. We emailed other Liberal candidates on 28.8.2017 asking them for Bernadette's email address. Bernadette is aligned with the responses from Philip Ruddock the Liberal candidate for Mayor.

To save readers from flipping to other documents, I have pasted Philip's answers below.

Philip Ruddock Liberal for Mayor

Q1. What makes Pennant Hills unique or special to you, and how do you believe we can best both preserve and enhance these unique characteristics? How would you describe Pennant Hills in 20 years?

Pennant Hills has been my home for most of my life having moved here in 1949, attending Pennant Hills Primary School and participating in church life locally. Its unique heritage buildings and infrastructure need to be maintained in both residential and commercial areas. Further development needs to complement these special characteristics, along with its significant bushland environment. I hope an enhanced centre in 20 years time will not have detracted from these special qualities.

Q2. Pennant Hills Rd and NorthConnex are State (RMS) jurisdiction. Considering the matters in Hornsby Council jurisdiction -- what is your vision to improve traffic flows and parking in Pennant Hills?

Reduced traffic on Pennant Hills Road will not obviate issues surrounding weekend traffic around Pennant Hills Park and reasonable access for shoppers and for school communities on the western side. Hopefully a Pennant Hills Master Plan or enhanced parking facilities could enable a reduction in street parking and improve traffic flows.

Q3. We have been promised a town centre Pennant Hills Masterplan since before the year 2000. Last year some progress was made by Hornsby Council. Will you commit to complete the Pennant Hills Masterplan before September 2020 (3 years)?

I am firmly committed to priority support for a Pennant Hills Master Plan.

Q4. What is your plan to support and grow business in Pennant Hills? What mistakes were made during the Beecroft development -- and how do you ensure that they are not repeated with any potential redevelopment of Pennant Hills?

I cannot determine what the market dictates in terms of commercial opportunities. Any response has to be made in the context of those proposals, having regard to the impact on existing businesses. I would certainly try to avoid any overdevelopment in Pennant Hills that is not in keeping with its unique characteristics.

Q5. Some people see medium density housing as a way to improve housing affordability in Hornsby Shire, what is your view in relation to Pennant Hills?

In my view any medium density development should reflect the market for various accommodation needs and the aspirations of those who wish to live in this unique and picturesque area.

Q6. Pennant Hills District Civic Trust, working with Beecroft & Epping Civic Trusts, BikeNorth, Hornsby Council and our State Members Damien Tudehope and Matt Kean, submitted to the State Government a proposal for a cycle path from Pennant Hills to Epping. Will you support our preferred route using the rail maintenance road between Pennant Hills and Beecroft (similar to Deniston) and help us seek State funding?

I am familiar with the area, frequently traversing it on foot, and would support any development that would adequately accommodate both cycling and pedestrian needs.

Please note, to avoid confusion, Philip Ruddock is a candidate for Mayor, not a Ward C Councillor, his answers are only included here because they were referenced by his Liberal colleagues.

END OF HORNSBY: WARD C COUNCILLOR CANDIDATES SECTION