



# BEECROFT CHELTENHAM CIVIC TRUST

INCORPORATED

PO BOX 31, BEECROFT N.S.W. 2119

**BULLETIN 1**

**February 2010**

[www.2119.org.au](http://www.2119.org.au)

### In this Issue:

- **Draft Hornsby Housing Strategy now includes 5 storey development in Beecroft between Wongala Cres, Chapman Ave and Beecroft Rd. *This affects you.* Please complete our enclosed survey by March 1**
- **Protection of trees on development sites and Council's Bushland Reserve e-Survey**
- **Join the Trust. Help us preserve our suburbs. Come to our Annual General Meeting March 15**
- **Clean Up Australia Day, Sunday 7 March. Help us Clean Up Beecroft and Cheltenham**

## Clean Up Australia Day Sunday 7 March WE NEED YOU. Let's Clean Up Beecroft and Cheltenham

We encourage you and your family to participate for an hour or so in this most worthy event.

**Register 8.30 to 10.30am at Beecroft Village Green or Cheltenham Station (The Crescent)**

- You must register for insurance purposes.
- Children must be supervised by an adult.
- Wear suitable clothes, closed in shoes and bring a hat, sunscreen and water.
- You will be provided with gloves and collection bags. Sharps containers are available.

**Site supervisors from Beecroft Rotary and the Civic Trust will also be located at:**

- ◆ Beecroft Shopping Centre
- ◆ Copeland Road West
- ◆ Booth Park
- ◆ Cheltenham Oval
- ◆ Park adjacent to Beecroft Railway Station in Wongala Cres

## Beecroft Cheltenham Civic Trust Annual General Meeting and Public Meeting on Draft Hornsby Housing Strategy

**Monday 15 March Cheltenham Recreation Club 7.30 - 10 pm**

Members and residents are advised that the Annual General Meeting of the Beecroft Cheltenham Civic Trust (BCCT) will be held on **Monday 15 March** at Cheltenham Recreation Club, The Crescent, Cheltenham between 7.30 and 8 pm. Only those who are financial members of BCCT may vote. Join now or if you wish to join on the night, come between 7 and 7.30. Please come early to register.

**Nominations for Committee positions** must be submitted on a nomination form which can be obtained from the Secretary (9876 3266 or [carowatt@ozemail.com.au](mailto:carowatt@ozemail.com.au)) and **must be submitted by Monday 1 March.**

The AGM will be followed at 8pm by a **Public Meeting on the Draft Hornsby Housing Strategy**. Key Council Planning Officers will make a presentation and the Mayor, C Ward and other Councillors will be present to answer questions. This is possibly the greatest change that could come to Beecroft. The meeting is your opportunity to gain an understanding of how it could change Beecroft so that you can make informed submissions to Council.

## Join the Beecroft Cheltenham Civic Trust

**Annual Subscription Rates 1/1/10 to 31/12/10 - \$20 per household or \$10 for pensioners and single person household**

Title \_\_\_\_\_ Initials \_\_\_\_\_ Surname \_\_\_\_\_ Amount paid \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

### Payment Options:

1. Post this form with cheque to: The Membership Secretary, BCCT, PO Box 31, Beecroft, 2119 or
2. Direct debit to Beecroft Cheltenham Civic Trust Inc, CBA BSB: 062 113 Acc: 10068238 then email [treasurer@2119.org.au](mailto:treasurer@2119.org.au) with your name, address, phone no, email address and amount paid.
3. Join on the night of the AGM and please complete your application between 7.00 and 7.30.

## **DRAFT HORNSBY HOUSING STRATEGY NOW INCLUDES 5 STOREY IN BEECROFT Have Your Say and Complete our Survey Opposite**

The Draft Housing Strategy now includes the potential for a much higher level of development in the Beecroft shopping precinct. The BCCT is seeking the community's views on this potentially very significant Strategy.

The Draft Hornsby Housing Strategy was originally exhibited for public comment in early 2009. At that time we were advised by Council planning staff that both Beecroft and Cheltenham were excluded from the major impacts of the Housing Strategy for various reasons, including the heritage issues associated with the area. The BCCT therefore did not make a submission on the Draft Hornsby Housing Strategy. However, following public submissions from other areas in the Shire, mainly in form letters from Berowra, Waitara and Normanhurst, the Strategy was revised to include Beecroft, without the opportunity for the BCCT to comment. Cheltenham was excluded for reasons including heritage, bushfire risk and the lack of a commercial centre.

Beecroft is now listed as one of the 13 centres with a transport node and commercial centre identified by Council as a possible location for the provision of multi-unit housing of up to five storeys.

Council have adopted a concentrated housing model under the Strategy. Higher density development is located in planned precincts rather than being dispersed throughout neighbourhoods. In Beecroft, the land bounded by Chapman Avenue, Wongala Crescent and Beecroft Road has been earmarked for the development of a combination of five-storey residential and mixed-use development. Council officers estimate the yield for this precinct is in the order of 244 dwellings, with a resident population of approx 488 (based on 2 residents per unit).

Council officers have indicated the Draft Hornsby Housing Strategy will be placed on Public Exhibition from 1<sup>st</sup> March for a minimum of two weeks and hopefully longer. Locations and dates will be advised in the local press. BCCT has asked Council to have an additional exhibition in the Beecroft Shopping Centre.

BCCT is seeking the Community's views on housing in Beecroft in the survey opposite as a basis for a submission from the Trust on the Draft Hornsby Housing Strategy. Residents are encouraged to examine the issues involved and to make their own submissions to Council once the Strategy goes on Public Exhibition in March.

The full Draft Hornsby Housing Strategy can be viewed on the HSC website at [https://businesspapers.hornsby.councilsonline.com.au/Open/2009/PL\\_02122009\\_AGN\\_WEB.HTM](https://businesspapers.hornsby.councilsonline.com.au/Open/2009/PL_02122009_AGN_WEB.HTM)  
Please use the index to locate the pages relevant to Beecroft.

### **FIRST AUSTRALIAN STANDARD FOR THE PROTECTION OF TREES ON DEVELOPMENT SITES AS 4970-2009**

Arborists and building developers have agreed to an Australian Standard for the protection of trees on building sites. This includes guidelines on how to decide which trees should be removed or retained and the means of protecting remaining trees during construction work. It states that procedures must be in place to protect trees at every stage of the development process. This will reduce the drastic impact construction can have on the long term survival of trees which are so important for our urban landscape. It will reduce the inconsistencies that currently occur and should reduce disputes.

It is hoped by the industry and by the Trust that councils will adopt this Australian Standard as it represents an important step forward in promoting sustainable and environmentally friendly building processes. Have your say in the survey opposite on whether you think Hornsby Council should adopt this as mandatory policy to replace their current policy.

### **Beecroft-Cheltenham Bushland Reserve - Council e-Survey**

Did you know that the bushland reserve located right on your doorstep is home to powerful owls and gang gang cockatoos and a great place to take a bushwalk?

*Hornsby Shire Council is working to protect and restore Beecroft-Cheltenham Bushland Reserve and wants your feedback. You can have a say at [www.bushland.hornsby.nsw.gov.au](http://www.bushland.hornsby.nsw.gov.au) by completing Council's online survey by Wednesday 31 March 2010. The survey will take less than five minutes of your time. Just by completing the survey, you go in the draw to win one of 15 vouchers to win five free native plants from Council's Community Nursery in Pennant Hills.*

For more information visit [www.bushland.hornsby.nsw.gov.au](http://www.bushland.hornsby.nsw.gov.au) or call 9847 6832

**President: Colin Johnston Tel: 0408 751 915**  
**Email: [colinjohnston@bigpond.com](mailto:colinjohnston@bigpond.com)**

**Secretary: Carolyn Watt 9876 3266**  
**Email: [carowatt@ozemail.com.au](mailto:carowatt@ozemail.com.au)**

# 2119 Postcode Draft Hornsby Housing Strategy Survey

February 2010

Alternatively, you may wish to complete this survey on-line at [www.2119.org.au](http://www.2119.org.au). Please submit by March 1

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>1. If there is to be more multi-unit housing (up to 5 storeys) in our 2119 postcode area, where would you prefer to see it:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Within the Beecroft shopping centre area
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Within a short walk from a railway station
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dispersed throughout the 2119 postcode area
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There should be no more multi-unit housing in 2119 postcode area

Other comment: \_\_\_\_\_

Strongly support	Support	Neither support nor oppose	Oppose	Strongly oppose	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>2. Please indicate your views on the following housing types and issues for 2119 postcode area in the coming 10 to 20 years:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smaller single dwellings
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Larger dwellings on relatively small blocks of land
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Larger dwellings on larger blocks of land
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Townhouses and villas (1-2 storey)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Seniors' Living (likely to be 2+ storeys)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Apartments - above shops, near railway stations – to 5 storeys
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Traffic movements and parking will become critical with increased housing density
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heritage preservation issues should take a priority in redevelopment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trees & remnant bushland protection are important in our suburbs' built environment.

Other comment: \_\_\_\_\_

Redevelop promptly	Redevelop	Uncertain - no answer	Avoid redevelopment	Do not redevelop	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>3. If more multi-unit housing is to be built in the coming 10 to 20 years, what sites should be redeveloped in the Beecroft shopping precinct:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Module (Franklins) shops, services and parking
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Older shops (both sides) half way down Hannah Street
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Beecroft Arcade precinct
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Commonwealth Bank / liquor shop precinct
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Raine and Horne precinct
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Con's Deli and adjacent shops precinct
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Precinct between 'Chicken & Fishhead' and Fire Station
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wongala Crescent & Chapman Ave 'Professional offices' precinct
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residential precinct near corner of Chapman Ave & Beecroft Road

Other comment \_\_\_\_\_

Very Good	Good	Don't know / Uncertain	Poor	Very Poor	4. Thinking of new multi-unit housing in Beecroft, what comments would you make on their:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building scale
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Integration with village
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	New shops
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Apartment design
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lift access
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Car parking and access

Other comment: \_\_\_\_\_

Location?	5. If you are thinking of a low maintenance lifestyle (including retirement), where do you expect to find it in the period ahead:
<input type="checkbox"/>	Not interested / not applicable
<input type="checkbox"/>	Beecroft - Cheltenham
<input type="checkbox"/>	Away from Beecroft - Cheltenham
<input type="checkbox"/>	Uncertain

Other comments: \_\_\_\_\_

Should Hornsby Shire adopt?	6. Please refer to the Trust's February 2010 Bulletin item on Australian Standard AS 4970-2009 - Protection of Trees on Development Sites – recently published as a major national guide to tree conservation in residential areas. Many nearby Councils have adopted this Australian Standard. Should Hornsby do so?
<input type="checkbox"/>	Within 12 months
<input type="checkbox"/>	Never
<input type="checkbox"/>	No opinion

Other comments: \_\_\_\_\_

7. Please give your street and suburb: \_\_\_\_\_

8. Please indicate your age group:  Under 40 years;  41 to 60 years;  61 to 80 years;  Over 80 years.

9. **Further Consultation /email engagement** - If you would like to be part of a residents' consultative group on future Beecroft shops/housing, please provide your name and phone number. If you would like to be kept informed of progress, please provide your email address:

10. **THANK YOU for your assistance!** If you would like to actively assist the Trust, or have other suggestions or comments about shopping needs & housing development in Beecroft & Cheltenham, please provide details:

Please tear off this survey & post to PO Box 31, Beecroft – OR deliver to Beecroft Post Office counter staff. Survey results will be in the Beecroft Cheltenham Civic Trust Bulletin and on [www.2119.org.au](http://www.2119.org.au) in March 2010.