



# BEECROFT CHELTENHAM CIVIC TRUST INC

PO Box 31, Beecroft NSW 2119

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

[bcct2119.blogspot.com](http://bcct2119.blogspot.com)

BULLETIN 1

February 2012

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BCCT was established in 1964 and has been protecting our community for 48 years.

## Our Community at Peril – The Civic Trust NEEDS YOU

The committee of your BCCT is very concerned about the number of **inappropriate developments** in Beecroft and Cheltenham which have been approved by Hornsby Shire Council despite strong and well founded objections from both the Beecroft Cheltenham Civic Trust and numerous residents.

Currently, we are concerned that the proposed development between 7, 9 and 11 Hannah St and 129 -131 for 51 flat dwellings up to 5 stories comprising 51 units, 32 of which are presented as 'affordable housing'. This could be approved by the JRPP (Joint Regional Planning Panel) on the recommendation of Council. This overdevelopment is totally inappropriate for Beecroft and its current zoning and is completely out of character with the area. It is only being considered because it offers 'affordable housing' and is proposed by a charitable organisation, Uniting Care. It therefore avoids the measures taken by Planning Minister Brad Hazzard to stop approvals which allowed developers to bypass local planning controls under the guise of 'affordable housing'. BCCT has applied to the Minister to close the loophole which still allows consideration of 'affordable housing' developments over \$5 million if proposed by a 'charitable organisation'. BCCT recognises the need for suitable housing in Beecroft, especially for aged residents but stresses that any such developments must be in accordance with the existing character, landscape and zoning of the area.

Another threat is the proposed **third rail freight line** through Beecroft and Cheltenham which will have serious impacts on residents. **Read the articles in this Bulletin so that you are aware of all these issues.** Also, please ensure that the **BCCT secretary has your email address**, so we can include you in urgent circulations about developments around Beecroft and Cheltenham, especially when a quick response is needed.

### We NEED YOU to

- Join the Trust to support our work.
- Keep up to date by visiting our blog, web site and giving us your email address.
- Nominate for our committee.
- Consider nominating for Council elections later this year so that our community is represented.
- Be active. Write to your Councillors and MPs about issues of concern to the community.

### Dates for your Diary

- ✓ Clean Up Australia Day – Sunday 4 March 2012. Register at Beecroft Village Green, 9–9.30am.
- ✓ BCCT Annual General Meeting – Monday 26 March 2012. Cheltenham Recreation Club 7 for 7.30
- ✓ Autumn Walk – Sunday 15 April. Cheltenham Oval. 2pm. Details next Bulletin

### In this issue

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- BCCT AGM and Proposed Changes to the BCCT Constitution
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- Join the Trust

(\$100)

66 65-63 Attendees  
20 New

## Clean Up Australia Day Sunday 4 March – Let's Clean Up Our Suburbs

Register at the **Beecroft Village Green from 9 to 9.30am** and we will allocate an area for you to clean up. Bags and gloves are provided but you may wish to bring your own gloves. Wear sturdy shoes, a hat and bring water to drink. **Registration is essential for insurance purposes.** You only have to help for one or two hours.

## BCCT Annual General Meeting

Members and residents are invited to the Annual General Meeting of the Beecroft Cheltenham Civic Trust.

**Monday 26 March 2012, Cheltenham Recreation Club, The Crescent Cheltenham, 7 for 7.30pm**

We have invited a representative from the Transport Construction Authority to address the meeting at 7.30 to speak on the proposed third rail freight line through Beecroft and Cheltenham.

### Nominations

**Residents wishing to nominate for the committee** must complete a nomination form which is available from the Secretary. **Nominations close 1 week before the meeting 19 March.** The nominee, nominator and seconder must be members of the BCCT. Membership application details can be found on page 4.

**Members are advised that they will be asked to vote on changes to the BCCT Constitution at the Annual General Meeting on March 26, 2012.**

It is necessary to make some changes to the Constitution of the Beecroft Cheltenham Civic Trust following changes to the Associations Incorporation Regulation 2010. The committee of the BCCT has decided to **seek approval only for these necessary changes at this stage.** We appreciate that other broader changes to the constitution may also be desirable and we will attend to these at a future date. **A copy of the proposed changes will be sent to all financial members by email or post, is available by writing to or emailing the Secretary and is posted on the BCCT website.**

## Inappropriate Development Proposed for Beecroft

The BCCT has serious concerns about a development application currently before Hornsby Shire Council (HSC DA1305/2011) for multi unit flat buildings up to 5 storeys comprising 51 units of which 32 are described as 'affordable housing'. This application has been lodged on behalf of Uniting Care on land between 7. 9 and 11 Hannah St and 129 -131 Copeland Rd Beecroft

Despite HSC only giving residents the minimum of 21 days to lodge submissions, it was opposed by hundreds of residents. This was in January when many affected residents were on Christmas holidays. Several requests to HSC for an extension of time were rejected. The Trust has received hundreds of responses with near 100% total opposition. Notwithstanding the time restriction, HSC has confirmed 240 submissions were received by the due date, February 1, and submissions are continuing. Submissions included one from the Hon Greg Smith SC MP and from the BCCT (see our website and blog).

The proposed development clearly is not in accordance with the existing character and landscape of the area. We understand that this application will not be assessed by Council but by a Joint Regional Planning Panel (JRPP) which deals with 'affordable housing' applications over \$5 million for 'charitable organisations'. The Hon Brad Hazzard, Minister for Planning, realised that developers have used 'affordable housing' to circumvent local planning authorities and build inappropriate developments. He has stopped consideration of applications for 'affordable housing' until a review into the system is completed. Unfortunately 'charitable organisations' are not included in this directive. Once completed, the 'affordable housing' provision is not enforced after 10 years when only 20% of the affordable housing units are required to be kept for this purpose

Objections to this proposal include:

- Total lack of compatibility with the character of the local area. The size, scale, height and density of buildings proposed are totally out of character with existing residences. The current zoning of the site is Residential AS (Low Density – Sensitive Lands).
- The proposed development would tower over homes in Copeland Rd and be clearly visible behind homes in Hannah St.
- It is outside the Beecroft Shopping Centre area recently rezoned for 5 storey redevelopment yet the applicant seeks to use this rezoning to justify the application.
- It is located within the heritage precinct as defined in the HSC Heritage DCP.

- Ecological impacts including the loss of some 71 out of 95 trees with adverse outcomes on the local critically endangered blue gum high forest.
- Shading of existing residences will occur as the application failed to consider all nearby homes.
- Impact on traffic in already busy streets which are used for commuter parking, through traffic and drop off by parents at the Beecroft Primary School which is opposite.

## Hornsby Council Elections

Local Government elections are on again later this year and we will have to elect three Councillors for C Ward. As voting is compulsory, you may appreciate some feedback from the Trust as to how our current three councillors have voted on recent issues supported The Trust. Our three current Councillors are Robert Browne, Michael Hutchence and Andrew Martin. We understand all three intend standing again. Both Robert Browne and Michael Hutchence have stood as Independents. Andrew Martin represents The Greens.

Over the past 3 years the Trust has received varying support from our C Ward Councillors. Overall, on matters such as bushland or community needs our councillors have been supportive. Robert Browne has been the most available to follow up on community matters. However with respect to Development Applications for inappropriate developments in Beecroft and Cheltenham the Trust feels that our two Independent Councillors have let us down by voting in favour of developments the Trust has opposed on matters of principle. These were subsequently approved by Council.

The Trust's objective is to preserve the bushland and heritage environment of Beecroft and Cheltenham. In reviewing development applications, the Trust has members with professional expertise on heritage, environment, planning and law. We do not object to developments unless there are solid grounds to do so. We are disappointed when our own representatives on Council fail to act in the interests of the community and do not support the Trust's position when voting.

Of particular concern to date, are the approval by Council for 8 Chorley Ave (noncompliant battleaxe subdivision), 39 Hannah St (loss of endangered Blue Gum vegetation through subdivision), 37 Boronia (loss of heritage through subdivision) 16-18 Murray Rd (overdeveloped seniors housing and significant loss of trees) and 49-51 Copeland Rd (overdeveloped seniors housing). Our two Independent Councillors have frequently voted against the position that the Trust has professionally argued. The Greens Councillor has supported the Trust's position and we thank him. The Trust puts a lot of time and effort into the preparation of these submissions we expect our Councillors to support the local community which they are elected to represent.

**If you would like to stand for Council on a platform that supports and represents your community, please consider nominating.**

## Third Freight Line for Beecroft and Cheltenham and Rail Wheel Squeal

BCCT is concerned that preliminary work on a proposed third rail freight line between Epping and Thornleigh has commenced without any community consultation. **This will involve the construction of approximately six kilometres of new track on the western side of the existing track between Epping and Thornleigh, passing through Beecroft and Cheltenham.** It is to commence in 2012 and finish in 2016. The Trust recognises the destruction and noise impact this would cause to our suburbs. We have therefore asked for a representative from the Transport Construction Authority (TCA) of Transport for NSW to address the community at our AGM on 26<sup>th</sup> March.

Visit our blog [http://bcct2119.blogspot.com.au/2012/02/northern-sydney-freight-corridor\\_09.html](http://bcct2119.blogspot.com.au/2012/02/northern-sydney-freight-corridor_09.html) to see what is planned together with the third line, including:

- upgrade to Cheltenham station to include new pedestrian footbridge, stairs, three new lifts, platform modifications and new commuter car park (retaining existing numbers of parking spaces).
- modifications to the roof and retaining walls of the pedestrian underpass at Beecroft Station.
- new car park at Beecroft Station (retaining existing numbers of parking spaces) and modifications to existing footpath.
- construction of a new bridge crossing the M2 Motorway.
- a new lift, stairs and extending Pennant Hills station concourse, as well as modifications to existing

footpath, roadway and the footbridge south of the station.

Nothing has been said about improved access to Beecroft station for aged and disabled. The Trust has been actively campaigning for a lift at Beecroft Station and we are hopeful that this will be included in any future plans.

### Local Resident's Campaign

Local resident and BCCT member, Alex Sell, is organising a campaign to oppose the additional line and reduce noise from rail wheel squeal. He informed the Trust that although Transport for NSW has already begun work on the third line, it requires ministerial consent so evidence is needed of community disquiet over the plans.

Many 2119 residents will be painfully aware of the screeching noise emanating from freight train operators' rolling stock and locomotives. The campaign is asking Greg Smith MP to press for changes to the law – which exempt freight train operators – as well as lobby his colleagues in the NSW Government to acknowledge the added blight that a third line would bring to the area.

If you would like your voice heard, please cut out and return the petition below to the 'no more freight train noise campaign', C/- 128 Sutherland Road Beecroft 2119 or email [sell.alex@gmail.com](mailto:sell.alex@gmail.com)

### To the Honourable the Speaker and Members of the Legislative Assembly of New South Wales.

The Petition of constituents in the Epping Electorate.

Brings to the attention of the House the need for legislative amendment and complementary measures to bring within safe public health limits the noise pollution emanating from freight train operators' locomotives and rolling stock. I, the undersigned, petitioner asks the Legislative Assembly to:

1. Amend the Protection of the Environment Operations Act 1997 No 156, paragraph 33, which cynically has the effect of exempting freight-related noise pollution within NSW.
2. Explore without delay fully-costed alternatives to approved plans to construct a third freight line between Epping and Thornleigh, taking from 29 to 44 freight train movements per day. I believe the M2-Hornsby freight train tunnel option is superior.
3. Explore without further delay, noise mitigation options to insulate the noise pollution currently faced by the affected electorates.

Name	Address	Signature

### Join the Beecroft Cheltenham Civic Trust

#### **MEMBERSHIP RENEWAL/APPLICATION FORM 2012.**

**Fees are \$20 household (two adults), \$10 individual**

Surname (1) ..... First name (1) .....

Surname (2) ..... First name (2) .....

Address ..... Post Code .....

*Street address preferred*

*Suburb*

Phone Number (02) ..... Mobile No.....

E-mail address .....

Membership fees \$ ..... as noted below. Do you require a receipt? YES /NO

Post this form to PO Box 31 Beecroft with your cheque or

\*Deposit BSB 062 113 Commonwealth Bank Beecroft Account 10068238 or

\*Electric Funds Transfer from your bank account via computer BSB 062 113 Commonwealth Bank

Beecroft Account 10068238. NB Use your name as reference.

**\*If you use either of these methods, please send a copy of this completed form or the same information to The Treasurer, PO Box 31 Beecroft 2119 OR e-mail to [treasurer@2119.org.au](mailto:treasurer@2119.org.au) so that we can update our records. Thank You.**