



# Beecroft-Cheltenham Civic Trust

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[www.2119.org.au](http://www.2119.org.au)    [bcct2119.blogspot.com](http://bcct2119.blogspot.com)

## BULLETIN 3 - June 2013

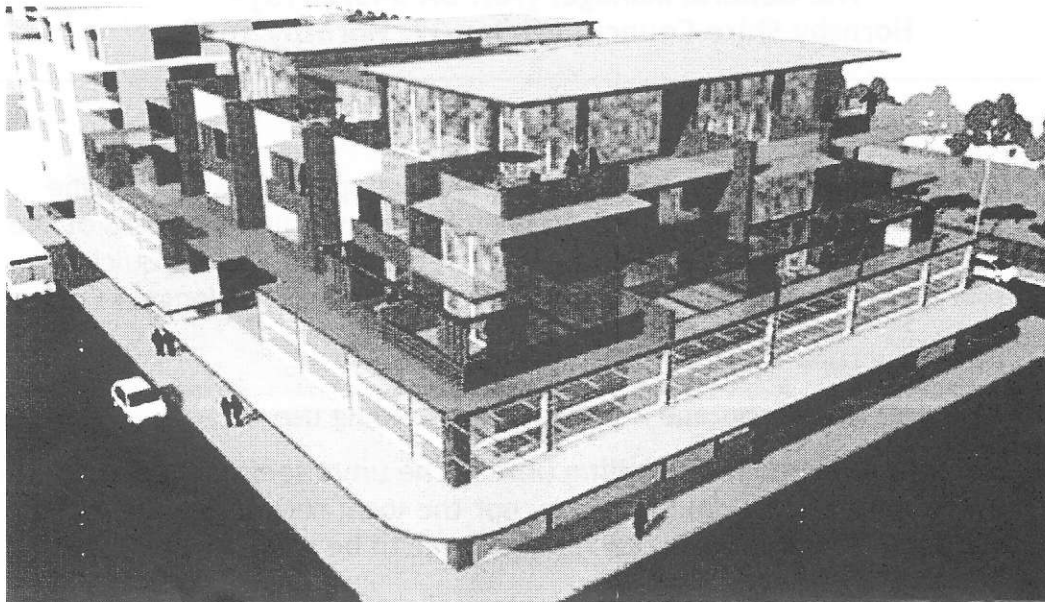
BCCT was established in 1964 and has worked to protect our community for 49 years

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Secretary: Colin Johnston  
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## \$50M Module Shopping Centre redevelopment - 144 New Home Units, plus shops, car-parking, etc -

*Development Application 545/2013 is with Hornsby Shire Council. Public Submissions Close: Wednesday 3 July 2013*



Following the recent Trust Public Meeting, convened to share developer's and residents' perspectives, the developer has lodged a major development application with Hornsby Shire Council. Details are accessible at [www.2119.org.au](http://www.2119.org.au) Due to the development's size, it will be assessed by Hornsby Shire Council Planning Officers, and determined by NSW Government's Joint Regional Planning Panel, not Councillors.

Reflecting residents' expressed views, your Trust is very concerned at the intensity, scale and quality of development. Council's Housing Strategy document noted that some **244 new dwellings were intended for the entire Beecroft Village** centre area between Chapman Avenue and the Fire Station, within Beecroft Road and Wongala Crescent. This Module development alone means 144 of those are within a relatively small part of

the Village centre. This and a previous proposed 36-unit development at Chapman and Wongala **would therefore provide nearly all of Beecroft's obligation to the Hornsby Shire Council's housing strategy document.**

**Why?** This developer is proposing four levels of residential units instead of the three approved in the Hornsby Shire Council Development Control Plan (DCP), and these will be mostly small studios and one or two bedroom units. The Trust believes this will detract from the objective of retaining some degree of heritage and character in the village. We believe that the DCP requirement of only three levels of residential development should be enforced, and that unit size should be consistent with providing an opportunity for locals to downsize into attractive, adequately sized units.

The deficiencies in the Chapman Road/Wongala Crescent development can be found at Trust web-site [www.2119.org.au](http://www.2119.org.au). A similar Trust submission will be made to Council on the deficiencies in this Module redevelopment.

**What to do** - write an objection/ submission before 3 July 2013 to:  
The General Manager [ref: DA 545/2013] -  
Hornsby Shire Council, PO Box 37, Hornsby 1630

**Your points can include:**

**Traffic volumes in peak periods** - the development includes some 300 car spaces accessed from Hannah Street, within 50 metres of the traffic lights at Beecroft Road. Such traffic may not clear quickly enough, and be aggravated by buses coming down to Wongala Cres.

**Infrastructure** - including stormwater

**Beecroft Road frontage** - setback and building use

**Number of proposed dwelling units** - The units seem aimed at investment and student markets, not the local retiree market. The configuration of units on each floor is yet to be seen.

**Limited public access / use to external courtyard /open space** - No significant public open area is intended; very different to the town square area envisaged by the Development Control Plan for this area  
**Full compliance with Housing Strategy DCP Part 3**

**Special requirements within Heritage precincts DCP** requires landscaped corridors

**The setting of Beecroft Village should be maintained** through the retention of significant landscaping and major trees. Significant landscape planting on Beecroft Road is needed.

**Shops should be visible and easily accessed** directly on safe paving grades from street frontages.

**Retain the historic relationship** of the railway and the other shopping centre areas

**Need for street awnings** for wet weather and sun protection.