



The General Manager
Hornsby Shire Council

Dear Sir

DA/620/2018 - 61 Cardinal Avenue, BEECROFT NSW 2119 - COMMUNITY FACILITY - CHILD CARE CENTRE

The Trust objects to the proposed child care centre at 61 Cardinal Avenue for the following reasons.

Location - The location for this commercial development is considered far from ideal due to topography, street layout, sight distances and isolation from the West Pennant Hills commercial centre. Pennant Hills Road not only acts as a physical barrier but it discourages pedestrian movement with its hostile environment. Currently there is no commercial development on the southern side of Pennant Hills Road and never has been for these reasons. Any commercial operation south of Pennant Hills Road will be isolated and detached from the existing commercial centre.

The street layout in this area of Beecroft does not lend itself to easy vehicular or even pedestrian access. Cardinal Avenue is the only road that connects to the surrounding streets and if coming from the south the nearest through street is Hannah some 500 metres away. To the north is Pennant Hills Rd with traffic lights that allow vehicles left into Cardinal and left and right out onto Pennant Hills Rd only. In other words, vehicular access is restricted, with no direct vehicular access across Pennant Hills Road into Cardinal Avenue to the north of Pennant Hills Rd, which is where the commercial centre and school are located. In addition local residents have informed the Trust that the traffic lights at the top of Cardinal Avenue release on average 4 cars every 3 minutes. An existing problem even now.

While there is a bus service along Pennant Hills Road, the frequency is limited. Also the need to cross 6 lanes of traffic at the pedestrian lights on Pennant Hills Road presents a constant danger. This pedestrian crossing has a history of pedestrians being hit by vehicles that fail to stop in time. And contrary to the media announcements promoting the Northconnex tunnel project, the Trust believes the traffic on Pennant Hills Road will not diminish.

Cardinal Avenue is very steep to the south, as well as to the north of, the site which means staff and parents will not want to walk where the street grade is steep. People will want to drive and park as close as possible to the site and therefore be extremely reluctant to park too far away in Cardinal

Avenue. This will mean regular additional vehicle congestion around the intersection of Cardinal and Grace.

Grace Avenue has an extremely narrow 7 metre wide pavement width. It's also a street with numerous curves that limit parking and creates very limited sight distances. It is regularly parked out with owners' vehicles because the topography in this area of Beecroft is so steep, there are few parking spaces on the private properties fronting Grace Avenue. In fact, even attempting to turn a vehicle around in Grace Avenue is difficult due to the narrowness of the street. Yet Grace Avenue has been identified as the preferred street for the child care centre's parking.

Sight distance is also seen as a potential problem in Cardinal Avenue in this location. Any vehicle exiting Grace Avenue has limited sight distance to the south due to the way Cardinal Avenue drops away. And sight distance to the north is similarly limited due to the bend in Cardinal Avenue.

To further exacerbate the situation, in peak hour, which now extends for about 2 hours morning and evening, Cardinal Avenue is used as an alternate route by commuters. It is not unusual for traffic to be queued well past Grace Avenue waiting for the traffic lights at Pennant Hills Road.

Parking – The Trust notes the traffic report states that there are plenty of car spaces available in the streets and that the development proposes the extra 5 vehicle spaces to be in Grace Avenue. However the steepness of the streets will discourage pedestrian movement over a long distance. Many of the 11 staff are unlikely to come by public transport or even walk a long distance due to the topography, so there is an expectation that there will be staff parking all day in Cardinal Avenue close to the Grace Avenue intersection. There will be no spare car spaces in Grace Avenue for the reasons explained above. Over time this expected parking situation is likely to cause serious problems for everyone, including the users of the child care centre.

Vegetation - The Trust notes that at least one of Council's significant Blue Gums is likely to be impacted by the widened access driveway. This needs to be addressed. Also the minimum building setback along Grace Avenue will make it difficult to adequately screen the building.

Building orientation - The building is designed to appear to face Cardinal Avenue with a standard setback and driveway. However the building design has the main entrance off Grace Avenue with a setback that would apply to a side boundary. This creates poor amenity, reduced privacy and no opportunity for sufficient vegetation screening. The poor amenity and privacy concerns are further reinforced by the narrowness of Grace Avenue.

The public interest - The Trust believes this location for a child care centre is far from ideal and will create many problems for the local community and the people using the centre over time. The general amenity of the area will suffer with the added congestion and the restricted space for vehicles to turn around in Grace Avenue. Being a corner site with minimal setback along Grace Avenue, the building, with its main entrance facing Grace Avenue as well, will present a feeling of being too close to the road.

In summary, the Trust seriously questions the appropriateness of this location for a child care centre. The Trust believes this location does not satisfy the need for the child care centre to be easily accessible to shops, employment, schools and public transport. In the long term this location will create significant road safety problems with its restricted street access, restricted street widths, restricted sight distances and topography.

Put simply, the Trust believes the child care centre is on the wrong side of Pennant Hills Road. This proposed development should be refused. It is not in the public interest.

Yours sincerely

Ross Walker

President Beecroft Cheltenham Civic Trust

20 July 2018