



The General Manager  
Hornsby Shire Council

Dear Sir

**DA/1417/2025 - 43 Wongala Crescent, BEECROFT** - Demolition Existing Structures - Construction - 2 School Buildings - Basement Car Park - Change of Use - PAN-601760

The Beecroft Cheltenham Civic Trust objects to the proposed development on the following grounds.

#### **Parking and Traffic**

Parking and traffic is likely to be the most contentious issue for the community. Additional traffic and disrupted flow patterns in Chapman Ave are likely to have a significant impact throughout the Beecroft shopping precinct. The Trust strongly recommends that a broader traffic study be carried out for the whole shopping precinct.

Depending on how matters are addressed in a more detailed traffic report Council may need to request that a Peer Review be obtained from an independent traffic consultant.

With respect to the **underground parking** off Chapman Ave the location of the proposed access to the underground carpark near Beecroft Rd is not ideal. In the underground car park the 15-30 sec time frame calculated for children pick up / drop off is unlikely to be consistently achieved in practice.

There appears to be no allowance for an increase in the number of parents' vehicles using the car park, for example in inclement weather.

There appears to be no safe pedestrian walk way through the staff car park.

There are no details of how the staff will park (reverse or nose in) nor when the staff will be arriving and leaving (before or during child drop off and pickup).

With any delays in traffic flow there is a risk that a child will be dropped off in Chapman Avenue instead and told to walk into the underground car park. This needs to be addressed.

#### **Chapman Avenue and surrounding street network:**

The traffic diagram in the Traffic Report shows all traffic entering and exiting the carpark only from the east.

There is no mention of traffic on Beecroft Rd turning left or right into Chapman Ave.

There is no mention of the school bus that uses Chapman Ave.

There is no mention if parking in Chapman needs to be changed. Chapman Ave is regularly parked out with commuters and occupants in the adjacent units.

Beecroft Rd traffic flows have been steadily increasing. Chapman Ave has a crash history, similar to Kirkham St and Hannah St. it is not unusual for southbound cars on Beecroft Rd turning right into Chapman at the same time northbound cars turning right into Chapman.

There is no reference to the likely route parents are likely to take to get to Chapman Ave. Copeland Rd and Hannah St can quickly block up during school drop off and pick up times for both public schools.

There is no reference to the likely increased congestion in Hannah St, Sutherland Rd and Wongala Cres with traffic coming over the rail line from the east side of Beecroft.

With respect to traffic and parking on Wongala Cres there may be an opportunity to improve the current arrangements. While the traffic report gives the street a level of service LOS of 'A' many residents may disagree.

In conclusion the Trust is concerned that, based on past traffic studies for the shopping centre, there is a high probability that using Chapman Ave for access will potentially create a broader long term impact on traffic flows and road safety around the Beecroft shopping Precinct and on Beecroft Rd. Therefore the Trust believes the provisions of integrated development should be triggered with Transport NSW being consulted in their capacity as a consent authority.

#### **Heritage:**

Arden is fortunate to have a number of buildings of heritage significance. In turn the school should be encouraged and supported in managing these buildings and to treat heritage as an asset. The heritage report appears to be structured to dismiss any value in retaining the federation dwelling at 71 Beecroft Rd. The Trust believes more thought should be given to, through clever architectural design, incorporating the existing Federation elements in the dwelling at 71 Beecroft house in any new building on the site. Such a move would add value to Arden School as a desirable institution that values heritage in a heritage conservation precinct. This would reflect favourably in the community for a school that has been an integral part of the suburb's history for over 100 years.

The streetscape at the corner of Beecroft Rd and Chapman Avenue with its existing vegetation contributes significantly to the heritage of Beecroft, effectively presenting a visual gateway as vehicles travel on Beecroft Rd. While the landscaping plan does not appear to nominate specific species the Trust strongly recommends a high percentage of native species be planted to complement the existing mature gum trees being retained near the street corner.

#### **Children playground above the underground car park:**

The Trust believes the visual impact of an elevated structure in the heritage precinct needs more assessment. The Trust acknowledges the landscaping will minimise the visual impact but a broader assessment appears to be lacking in the reports.

The idea of an elevated children playground adjacent to a classified road needs further assessment. Elevated playgrounds in general have been discouraged by councils in the past. While the acoustic report comments on noise from the playground impacting on nearby residents the report does not appear to comment on the more important matter of traffic noise from Beecroft Rd impacting on the children in the playground.

In summary, Arden has approached the Trust to discuss the DA, resulting in a positive but also frank and honest discussion of this proposed development, acknowledging that both parties are seeking the best desired long term outcome.

The Trust understands Arden is an integral part of the local community. It has a waiting list and is, naturally, under pressure to expand. However it may be in the public interest, and reduce division within the community, for Arden to separate the two components of the DA. The Trust suggests that Arden consider postponing the Chapman Ave parking component until another property in Chapman Ave came on the market that could provide a less controversial access location; and concentrate on the rebuilding of proposed purpose built class rooms located within the site.

Yours faithfully,  
Ross Walker OAM

President  
Beecroft Cheltenham Civic Trust

3 February 2026