



The General Manager
Hornsby Shire Council

DA/20/2021 - 5 Wongala Crescent, BEECROFT NSW 2119

Dear Sir

After closer study of the amended plans the Trust wishes to make some further comments about the plans. These comments should be considered in conjunction with the Trust's two earlier correspondence, including the email sent on 3rd September 2021.

Unit 103 will look directly out onto the existing carpark that faces Hannah St. There is likely to be a serious 2 way privacy and amenity issue for the residents in this unit as well as pedestrians walking through the carpark/ future mall. The Trust recommends the unit floor plans are redesigned to eliminate this conflict. This may require amalgamating unit 103 with another unit. The concrete pad located outside the balcony and unit windows is likely to become a receptor for rubbish that could be easily thrown from the car park.

The layout of the commercial space may not be attractive for retailers. The Trust requests that more thought should be given to which, and even how, retailers are likely to use the spaces that extend well back into the windowless interiors. The Beecroft Place shopping centre still has a number of unoccupied retail spaces that could be contributed to poor design. The Trust does not want a repeat.

The Trust notes the developer has indicated in the amended plans a willingness to consider the future integration of the adjoining Wongala Cres and Hannah St properties. This approach is consistent with the DCP but, as stressed in the Trust's first submission, also avoids the future problem of an adjoining undevelopable orphan site.

The Trust therefore strongly encourages Council to enter into constructive dialogue with all the relevant owners adjoining, for the long term benefit of Beecroft.

Yours sincerely ,

Ross Walker OAM

Vice President
Beecroft Cheltenham Civic Trust
17 September 2021