



The General Manager  
Hornsby Shire Council

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

Dear Sir

Following on from the Trust's previous emails dated 23 and 30 September 2021, the Trust still has a number of concerns.

The Trust is seeking a standard of development that is commensurate to their expectations of the community. The changes to location of lifts is and the retail space facing the Hannah St carpark are noted. However as the Trust receives no feedback from Council, we have little choice but to continue to raise our concerns for matters that appear to be still an issue.

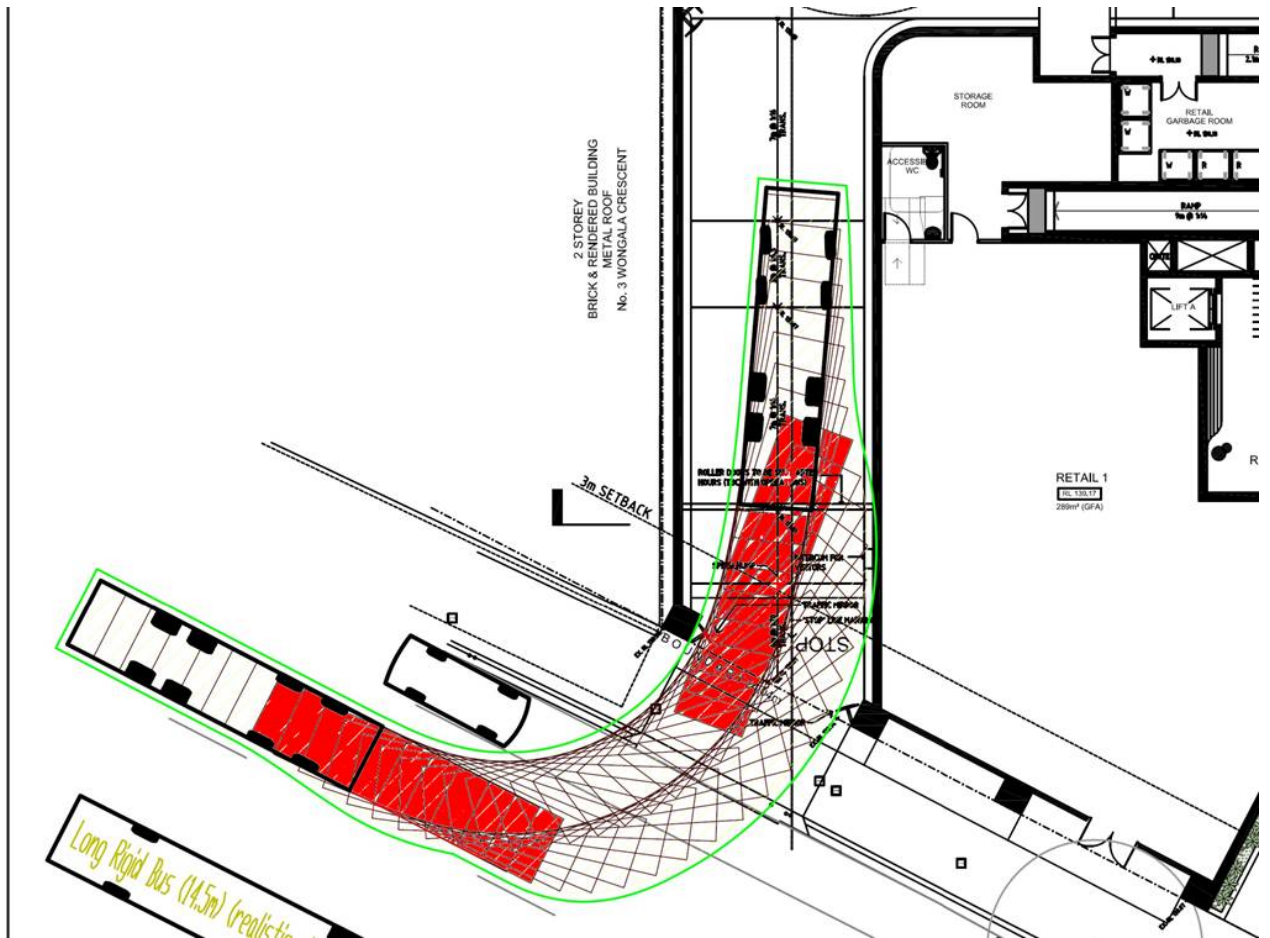
The driveway entrance and parking bays are considered to be too tight. After looking at the latest documents submitted on 8 November 2021 regarding vehicle sweep paths, the Trust consider the design to be poor. The Trust is seeking vehicle access to be above the minimum/ basic standards. The Trust concerns were supported by a retired engineer living locally, who when contacted, stated the following,

*I am not an expert in sweep paths but the turning circle of the garbage truck is too tight. I have added two steps to the sweep path in red below.*

*The first one is the last location before it turns left and the second one is after it has turned 90 degrees.*

*NOTE it has gone about 1/3 of a body length forward to get the 90 degrees sideways turn. I don't think that is possible with a garbage truck!*

*What would happen is it would go past the driveway and then reverse into the driveway. The traffic would have to stop to let it do that.*



The Trust has raised concerns about the substation location within the retail area earlier. Written advice should be obtained from Ausgrid to clarify the Trust's concerns.

The Trust is seeking confirmation that the two accessible toilets at the rear of the retail spaces comply with the various standard.

The Trust is seeking confirmation that there is now sufficient opportunity on the retail level to allow the type of retailing that the local market would require.

The Trust is seeking confirmation that Council seriously considered obtaining a peer review of the retail design.

The Trust would like to see these issues addressed.

Yours sincerely,

Ross Walker OAM

Vice President  
 Beecroft Cheltenham Civic Trust  
 15 November 2021