



**BEECROFT – CHELTENHAM  
CIVIC TRUST**  
INCORPORATED

ABN 41 449 599 554  
PO Box 31, BEECROFT, NSW, 2119  
[www.2119.org.au](http://www.2119.org.au)

Councillor Nick Berman  
Mayor of Hornsby Shire  
Council Chambers

Dear Mayor Nick,

**DCP Submission – Beecroft Town Centre**

Firstly, the members of the Trust would like to thank Council for the opportunity to contribute our suggestions in an endeavour to enhance and protect the potential development character in the area. The work of Scott Phillips, James Farrington and our Ward Councillors has been notable.

However, we must reiterate at this time that our community survey indicated majority opposition to the rezoning, and many in the community remain concerned at the continuing overdevelopment and loss of significant trees across the area. In saying that, the Trust acknowledges that Councils' decision to proceed with the rezoning is in line with State legislation. As such we are keen to contribute wherever possible to try to minimise any negative impacts on the progressive redevelopment of Beecroft Village precinct.

Please note that in presenting this advice we have structured the information as follows, and essentially no individual part should be read in isolation from the overall content –

1. The covering letter
2. Attachments documenting our thoughts around –
  - A. The Overall Precinct
  - B. The Commercial Precinct
  - C. Residential Development

Please also note that we consider it imperative that in finalising the documentation Council build on the positive elements already established in –

- The Beecroft/Cheltenham Heritage Conservation Review - January 2004 by Godden Mackay Logan
- Heritage Assessment & Conservation Principles - ???
- Beecroft Commercial Area Heritage Study - October 2004 by Godden Mackay Logan

The following documentation has been developed through our consultation with the community, as well as insights gleaned from visits to other areas which have undergone a similar process. This includes two visits to development sites in Killara, the latter which involved local Beecroft residents, Trust members, Councillors and Council planning staff. This was a very positive initiative, and the following comments are tabled in an endeavour to maintain that coordinated approach and achieve the best outcomes for the area.

We understand that our input will be used to assist Council in finalising the Development Control Plan for the area. However, we are also keen to ensure that our input is reflected in the Local Environmental Plan (LEP) as it will be the key document in terms of delineating acceptable development. It will have much greater weight than the DCP.

We believe that to best protect the better elements of the area and delineate key planning controls, the overall process should have begun with a Master Plan and moved through an LEP to the DCP. We acknowledge that the process may have been compromised as Council has adopted a compressed program to meet State Government requirements, and is trying to cover both commercial and residential elements across the Shire.

As such, we would hope to have the opportunity to review the draft LEP and provide further constructive input at the appropriate time. That LEP should also identify sensitive and protected sites.

In terms of process we are also keen to identify how Council will implement the transition from *Residential AS* to the new zoning, especially with respect to the Chapman Avenue precinct.

In closing, we look forward to Council's consideration of our advice, and the opportunity to review the draft DCT and LEP as they are refined.

Yours sincerely,

*Colin Johnston*

Secretary.

## ***Attachment A***

### **Overall area design/character**

In overall terms we need to emphasise the Residential AS & heritage classifications in the area. We also need to highlight and seek to preserve the significant cultural plantings across the area given their significant contribution to the amenity of the landscape. Key strategies should include –

1. A Traffic Study encompassing pedestrian and vehicular (private and public) transport to help inform the effective management of transport and linkages, the provision of parking and services access.
2. A comprehensive infrastructure study to ensure an integrated and adequate response in the long term, along with clear policies around the location and screening of infrastructure (eg substation kiosks) as appropriate
3. Within the area there are 5 heritage classified items, and another 10 items that should be classified under the provisions of the Residential AS zoning. All of these items should have a heritage assessment, and curtilage requirements should be recognised.
4. Development adjacent to any heritage sites must respect the character of the historic fabric.
5. Under the Council DCP the blue gums on the Chapman Avenue side should be preserved.
6. Mature cultural planting should be extended across the precinct, and include the enhancement of the street tree plantings on Beecroft Rd, Chapman Avenue and Wongala Crescent.
7. Any development along Beecroft Road should respect the heritage elements on the western side of that road. Any new development on street frontage on the eastern side should be limited to 2 storeys, but increasing in height as it steps back from the road.

## **Attachment B**

### **Commercial Precinct**

Key design considerations in the commercial precinct should include –

1. Need to create and/or enhance pedestrian linkages between the sites, especially linking the commercial and the residential areas.
2. No increase in overshadowing of –
  - a. Hannah Street or Wongala Crescent
  - b. Beecroft Road between 9am and 3pm mid-Winter.
3. In terms of streetscape the planning controls should maintain and extend the character that is currently working in Hannah Street, to benefit Beecroft Road. The streetscape should include the extension of the tree planting across the whole precinct
4. Wherever possible encourage naturally daylight spaces, including arcades, to provide pedestrian linkages.
5. Manage traffic/service deliveries to minimise heavy traffic in the central area of Hannah Street.
6. Create a “pinch-point” to enhance the pedestrian link across the middle section of Hannah Street
7. Encourage the development of a “piazza” as outlined under the “Business Centre DCP” to create an attractive focus and link to the railway station.
8. Limit short-term kerbside parking
9. All bulk parking should be underground (in part driven by the steep topography to provide more level access)
10. The St George Bank & Boronia Cottage premises (1 & 2 611932) should be maintained and respected in any redevelopment.
11. The facade and street-frontage component of the small shops directly opposite on the Northern side of Hannah Street (Newsagent through to the hairdresser – 1-5 11738) deserve closer review.

## ***Attachment C***

### **Residential Design Features/Parameters**

The key design features for any buildings should include –

1. Modulation and variety in facades, including materials and setbacks. The mix of materials should include face-brick, render and glass.
2. adequate space for gardens, including the provision of min 1.2m depth deep soil planting space for the landscaping of suspended podiums
3. Wherever possible existing canopy trees should be retained
4. Setbacks –
  - a. Front setbacks ( eg with a minimum of >10m on Chapman Ave, and modulation to achieve an average setback of 12 m)
  - b. Side setbacks min 7m, with modulation to achieve an average of 9m.
  - c. Rear setbacks min 10m, with modulation to achieve an average of 12m.
  - d. Within all of these there should be a requirement for adequate deep soil planting space to allow for significant screen planting to break the scale of the buildings and enhance both privacy and outlooks for residents.
5. Mix of roof types including low-pitched & flat, with design consideration for the integration of solar panels, plus the concealment of roof-mounted plant & machinery.
6. Terraces minimum 3.0m deep, with facades modulated to achieve an average terrace depth of 3.6m. All terraces should be recessed within façade, behind setback
7. Operable screens as shade/privacy elements to the North & West for solar control plus where required for privacy eg use of full-width operable, adjustable sliding aluminium shutters. NB these shutters can also be appropriate for internal site fencing and/or the enclosure of communal drying yards.
8. No on-grade parking
9. No exposed bin-storage. The storage and collection of refuse and recyclables should be resolved at design stage, with minimum impact or exposure on the streetscape.