



**BEECROFT
CHELTENHAM**
CIVIC TRUST INC
the voice of our community

The General Manager
Hornsby Shire Council

Dear Sir,

DA/1244/2021 - Demolish 5 existing dwellings and the erect 33 self-care Seniors dwellings - 15B Penrhyn Avenue, BEECROFT NSW 2119

Dear Sir,

The Beecroft Cheltenham Civic Trust objects to the amended plans for the proposed seniors housing development, DA1244/2021, for the following reasons. This objection should read in conjunction with the Trust's first objection, back in December 2021.

The Trust notes there has been a redesign and also a reduction in the number of units from 33 down to 31 units. However, many of the inherent problems with the proposal still remain.

The setback to Penrhyn Avenue is still too small for the magnitude and building bulk that will be facing the street but also the connecting footpath to the west.

The sheer bulk and scale of the continuous line of units and villas when viewed from Penrhyn Avenue, looking up along the public footpath will present a continuous line of units and will not be in character with the surrounding development.

Raised as an issue in December 2021, the Trust still has serious reservations about the use of the steep battle axe handle of No 579 Pennant Hills Rd as the main disabled pedestrian access to public transport. The amenity of using the long steep pathway, visually and physically isolated from the main complex raises concerns.

While Pennant Hills Rd may comply as satisfying the SEPP criteria, the main road is an extremely uninviting, isolating and hostile environment for anyone disabled.

The SEPP provides a very simple explanation of how the 400 metres to public transport should be measured, from the boundary of the proposed development. However this proposed complex is not just extensive with extensive internal distances but also extensive in height variation for people who are disabled. This is likely to create amenity issues for residents in the longer term and therefore unlikely to be in the public interest.

The steepness of the site will generate extensive excavation. As mentioned in December 2021, a noticeable number of large senior housing sites in Beecroft and Cheltenham have experienced underground water issues, complicating drainage and waterproofing requirements. A long term consequence of disrupting natural underground flows is the impact on existing vegetation. This is very hard to predict and often results in a reduction quality of a development over the long term through vegetation loss on site, but more importantly what is often overlooked, on adjoining properties. This is simply another matter to consider whether this site with its specific characteristics is suitable for such intense redevelopment.

The landscaping plans do not provide any native tree replacements. Jacarandas are not native. More thought should go into tree selection.

In summary, the proposed amended development consisting of 31 units, as currently outlined in DA1244/2021, still has serious problems. The Trust strongly believes that this site for senior and disability housing does not satisfy the intent under the SEPP in terms of bulk, scale, local character, amenity and functionality for the disabled. It is therefore, from an overall perspective, not in the public interest.

Yours sincerely,

Ross Walker OAM
Vice President
Beecroft Cheltenham Civic Trust
23 August 2022