



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

The General Manager  
Hornsby Shire Council

Dear Sir,

**DA 1115/2017 Proposed Seniors Living at 14-18 Sutherland Road, Cheltenham**

The Beecroft Cheltenham Civic Trust wishes to submit a second objection to the proposed development for the seniors housing at 14 to 18 Sutherland Road Cheltenham. This objection also refers to the proposed variation of a development standard under C1 40 of the Seniors SEPP.

The Trust is at a disadvantage because the clause 4.6 variation submission is not available on Council's web site. So the Trust must qualify its comments based on the exhibited plans only.

After examining the plans on exhibition it would appear that the applicant is seeking a 2 storey development over the whole of the rear of the site, where the development standard in the SEPP requires the rear 25% of the site must be single storey. If this is the situation then the Trust understands the proposal is prohibited. It is not possible to have a 100% variation of a development standard because that will delete it. If this is the case then this proposal must be either withdrawn or refused.

Yours faithfully,

Ross Walker  
President  
Beecroft Cheltenham Civic Trust  
21 November 2017