



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

The General Manager
Hornsby Shire Council

Regarding DA1550/2015 – New dwellings at 41a Cardinal Avenue Beecroft

Dear Sir,

The Trust has received numerous comments from residents about the intrusiveness of the front dwelling onto the street, in particular its height and its setback from the street. The distance from the front boundary to the extended section of the house appears to be less than 5 metres. A photograph taken from the street on 11 September 2017 is attached showing the front of the house. Council is requested to check on these possible violations of the planning controls and if necessary to take appropriate action.

Another matter relates to compliance with condition 17 of the DA approval. Council may remember that the loss of mature trees on the site was a contentious issue and was debated at the Council meeting in May 2016. As a consequence Council resolved to tighten condition 17 regarding the front landscaping. The gradual loss of mature trees, in particular indigenous trees, is a serious issue in Beecroft and Cheltenham. It would appear from casual observation that condition 17 has yet to be completed, specifically with reference to the four indigenous trees that were part of condition 17. Council is requested that the compliance with this condition is checked and if necessary properly addressed in a timely and satisfactory manner.

The Trust thanks Council in anticipation of an appropriate reply.

See Condition 17 inserted below.

*17.Landscape Plan The Applicant shall submit a detailed Landscape Plan that has been prepared by a qualified Landscape Architect or Designer, for approval by Council's Natural Resources Unit prior to the release of the Construction Certificate. The Landscape Plan shall incorporate the following: a) Delineate and label all retained vegetation on the plan. b) Show the planting of one Sydney Turpentine (*Syncarpia glomulifera*) minimum pot size of 25 litres, 6 (six) shrubs and 20 groundcovers all belonging to the Blue Gum High Forest vegetation community. These native plantings shall be placed on the Cardinal Road side of the dwelling. c) Use plants purchased from a recognised native plant nursery. Proof of purchase must be retained and included as part of final sign off prior to release of Occupation Certificate. d) Use shrubs and groundcovers that are tubestock, or were possible larger, and grown from locally genetic stock. e) Protect all tree saplings will be protected with tree guards and that all trees that die must be replaced within one calendar month. f) Use species that will not become invasive to the surrounding bushland. g) Use mulch around the base of*

all retained indigenous trees with areas with indigenous groundcover plantings h) Use plants that require minimal maintenance in the form of fertiliser application and watering.

The landscape plan can be viewed at

http://hscenquiry.hornsby.nsw.gov.au/temp/001_009X_0G3P0UNVHH2_JIKKBWZL.PDF

Regards

Ross Walker

President

Beecroft Cheltenham Civic Trust

11 September 2017

