



The General Manager  
Hornsby Shire Council

**DA/398/2018 - 88 Malton Road, BEECROFT NSW 2119 - RESIDENTIAL - 2 SINGLE NEW DWELLINGS**

Dear Sir

The Trust objects to the proposed development on the following grounds,

The subject site contains numerous physical constraints that must be taken into account when designing the houses. It would appear the houses have been designed and orientated solely on the need of vehicle access and ignoring the other more important site constraints.

The Statement of Environmental Effects (SEE) refers to the Right of Carriageway over lot 42 DP714483 as being the primary access for lot 3. If this is the case and if additional civil works need to be carried out on lot 42, then owner's consent of lot 42 is required. The Trust requests that this is clarified.

There is a serious and unacceptable privacy issue with the adjoining owners on both the eastern side and the western boundaries of the proposed development. This is caused by 3 factors, namely topography, design and limited soil cover. The SEE refers to existing canopy trees to provide privacy. But the owner has already cleared the site of the significant vegetation. Also it would be almost impossible to provide a new vegetation screen when on both the eastern and western side boundaries there is minimal soil depth due to a dominance of bedrock. Furthermore the topography combined with the proposed building levels and house designs would make it almost impossible to provide any privacy in the future. Clearly the SEE has failed to demonstrate how privacy is not an issue. The proposed houses need to be redesigned, lowered and positioned further away from the side boundaries more than the minimum setbacks.

As a consequence of what has been described above, amenity for the future owners and adjoining owners will be severely impacted and considered totally unacceptable.  
This proposal should be refused.

Yours Sincerely  
Ross Walker  
President  
Beecroft Cheltenham Civic Trust

14 June 2018