



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

The General Manager
Hornsby Shire Council

Dear Sir

**DA/486/2017 - 145 & 147 Beecroft Road and 8A Murray Road, BEECROFT NSW 2119 -
SUBDIVISION - THREE LOTS INTO FOUR**

The Trust objects to this proposed subdivision on the following grounds.

More information is required for this proposed development.

There is no heritage report. The SEE submitted did mention in passing that the proposal is located in the Beecroft and Cheltenham Heritage precinct but the SEE has dismissed heritage as having little relevance. However The Trust notices that adjoining the proposed driveway there is a significant contributory item at No 143 Beecroft Rd. And of course there are other contributory items close by. These items should be assessed in relation to this proposed development.

There is no tree assessment report. The SEE has dismissed the vegetation as thick scrub with minimal identification provided, even though it states there are 56 trees onsite. While there may be some trees that are not worthy of retention, there is likely to some that are. Being in a heritage precinct all trees, after all, are protected.

The Trust notes the existence of a large Ironbark (No 43 in the plan and described as 'tree') located at the front south eastern corner of the site facing Beecroft Road. This Ironbark is a very significant tree that is prominent in the Beecroft Rd streetscape and therefore a key contributory item in the heritage precinct. The proposed driveway proposes to take out this Ironbark when it would appear to the casual observer the driveway could so easily could have been designed to curve around the tree.

The Trust expected this development to trigger concurrence from the Roads and Maritime Service because the current driveway facing Beecroft Road is proposed to be redesigned and enlarged.

The SEE makes little reference to the non compliant setback between the proposed access way and the northern wall of the existing house at No 145 . The SEE infers the distance between the driveway and the house is 0.3 metre, well short of the standard 0.9 metre. The trust is aware that this proposed arrangement with the relaxation of the standard offset has been approved in the past with other developments. But it does not mean that continuing this practice of approving sub standard development has merit and is acceptable. It creates ongoing problems of poor amenity and lack of privacy. And unless cross easements for access are created on title it causes unnecessary and

ongoing hardship for the owner of the house because the owner has restricted access to the northern side of the house.

The Trust also believes the applicant should be able to demonstrate that a dwelling can be built on the proposed lot that does not create an amenity, privacy and overshadowing problem when a house is built on the lot in the future. Now is the time to demonstrate a future 2 storey house on the proposed lot will be able to satisfy sec 79c of the EPAAct 1979, before the lot has been legally created.

Related to this matter of demonstrating proof that a 2 storey dwelling can be built, is that the proposed building envelope appears to be positioned over a sewer main and manhole. No doubt this matter can be addressed even by moving the main and manhole, but the Trust doubts this would be acceptable.

In summary there is insufficient information submitted for Council as the consent authority to assess this proposed development. Also some of the comments in the SEE are inaccurate, false or even missing, thus questioning the integrity of the Statement. Again the Trust is disappointed with Council, for it has accepted this application with so much basic information missing. Besides wasting the time and energy of the Trust it must also be disappointing for the landowners in the area. This application, as submitted, must be refused.

Regards
Ross Walker
President Beecroft Cheltenham Civic Trust
5 June 2017