

Q333-909911  
1

BEECROFT - CHELTENHAM  
**CIVIC TRUST**

P.O. BOX 31 BEECROFT, N.S.W. 2119

BULLETIN 2-81  
JUNE

GENERAL MEETING  
WEDNESDAY JUNE 3RD 8 PM.

The next General Meeting of the Trust will be held, as above, in

ST. JOHN'S HALL, BEECROFT

GUEST SPEAKER

## DUAL OCCUPANCY - - GRANNY FLATS

Dr. Rosth from the N.S.W. Department of Environment and Planning will explain the N.S.W. State Government Policy on Dual Occupancy in residential areas.

This is a topic of concern to many residents and a subject which has aroused considerable interest in the press.

Dr. Rosth will also answer questions from the meeting on this subject.

Hornsby Shire Council has also been invited to send a representative to elaborate on the Council Granny Flat Policy which is printed in this bulletin.

SUPPER - served about 9.45 p.m.

Membership subscriptions will be accepted at the meeting.



One may only guess as to why the installation of the Copeland Road lights has been repeatedly delayed. Perhaps it was the widening of Copeland Road (now dropped), the Traffic Plan for Beecroft Centre (where is that now?) or the proposal for a new fire station.

ML  
Q333 909911  
1

## N.S.W. GOVERNMENT'S POLICY ON DUAL OCCUPANCY.

A brochure: DUAL OCCUPANCY - how it works is available from the N.S.W. Department of Environment and Planning. This brochure explains the N.S.W. Government's Policy in this area.

Some of the information contained in the brochure is given here for your information. The N.S.W. Department of Environment and Planning refers to Dual Occupancy but this is more commonly referred to as 'Granny Flats'.

### POLICY OF THE N.S.W. GOVERNMENT

The N.S.W. Government's "dual occupancy" policy, which allows the addition of an attached self-contained dwelling to an existing house, or the conversion of an existing house into two dwellings, will only operate when:

- development consent is obtained from the local council;
- roads and services are adequate;
- sites are larger than 400 square metres;
- for a conversion to dual occupancy involving extensions, the total floor area of the building (including the extension) is not to exceed half the total area of the site;
- site coverage, setback and parking requirements for houses are adhered to;
- in the majority of local government areas one of the dwellings is used by the owner.

### SOCIAL ADVANTAGES

The dual occupancy policy:

- allows relatives to live with their families, but in self contained accommodation;
- may provide home owners with rental income;
- gives a greater choice of rental properties, at a time of scarcity of accommodation; and
- achieves all these gains without disrupting residential areas. Alterations and additions for a dual occupancy will look exactly the same as ordinary extensions.

### PERMISSION TO ALTER A HOUSE TO INCLUDE A SECOND DWELLING

Application may be made to the local council for development consent. If this is refused, an appeal may be lodged with the Land and Environment Court.

It is obvious, even from these very brief excerpts that considerable differences exist between the State Government Policy and the Hornsby Shire Council policy. If you are concerned for the future of this area, attend the general meeting of the Trust on June 3rd and be informed, so that our decisions are based on fact.



HORNSBY SHIRE COUNCIL - 'GRANNY FLAT' POLICY

Council will permit, under certain circumstances, the creation of a 'Granny Flat' in any home in the Shire.

Any approval given will be on a temporary basis only and, when the premises are no longer required to house the person/persons for whom the 'granny flat' is approved, the premises must revert to a normal dwelling house.

To ensure compliance a legal agreement is required to be entered into, at the applicants expense, protected by a personal bond and the title of the land has a caveat entered upon it, to ensure that the premises cannot change hands as two flats. Any purchaser wishing to continue the 'granny flat' use has to gain a fresh approval of Council.

The design criteria of the whole premises must be such that, whilst still permitting the 'granny flat' to have individual cooking and bathing facilities if required, the whole premises must be capable of being used freely as a single dwelling house. Therefore, the two sections must be fully interconnected - conversion of detached premises not being permissible.

A formal development application is required to be submitted by any person/persons seeking approval for a 'granny flat'.

R.K.WOODWARD  
SHIRE CLERK.

MEMBERSHIP

BEECROFT CHELTENHAM CIVIC TRUST

Name ..... Telephone .....

Address .....

Attached is my cheque/cash for \$ ..... as renewal/new membership.

Annual Subscriptions:

Family membership - \$5.00    Adult membership - \$3.00

Financial year commences 1st January.  
Receipts will not be issued unless requested.

Post to: The Treasurer, P.O. Box 31, BEECROFT 2119.



Q333.909911  
1  
One may only guess as to why the installation of the Copeland Road lights has been repeatedly delayed. Perhaps it was the widening of Copeland Road (now dropped), the Traffic Plan for Beecroft Centre (where is that now?) or the proposal for a new fire station.

ML  
Q333.909911  
1

MLQ333.909911  
1

### CIVIC TRUST NEWS

#### VILLA HOMES FOR BEECROFT - CHELTENHAM

In recent correspondence from Hornsby Shire Council to the Trust, it has been suggested that the Trust should look afresh at its current policy aimed at preventing the proliferation of flats, home units and villa homes in Beecroft and Cheltenham.

The Trust's policy in this area has remained unchanged since its inception - perhaps now, particularly with the proposed discussion on dual occupancy at the June General Meeting, is an appropriate time for the Trust to reassess its policy in this area.

It is hoped that a discussion of the topic will be presented at the September General Meeting of the Trust, when a full debate on Trust Policy on dual occupancy, flats, home units and villa homes can be undertaken.

#### THE TRUST COMMITTEE

Following the election of the Trust's Committee at its Annual General Meeting in February and the subsequent invitation of additional committee members as provided for in the constitution, the new committee is:

President:	Spencer Bough	86.4901
Vice Presidents:	Keith Campbell	86.5808
	Geoff Bott	84.1155
Correspondence Secretary:	Alan Rich	868.1282
Minutes Secretary:	Mrs. Clare Daggett	84.4280
Treasurer:	Mark Gibbs	86.5738
Publicity Officer:	John Dash	848.9826
Members:	Bill Greenhalgh	86.2306
	Tony Lewis	869.8130
	Alan Reid	868.2061
	Mrs. Robyn Curley	868.3368

#### WALK IN THE PARK

The Trust's annual walk in Pennant Hills Park will be held this year on Sunday 16th August.

Those residents who wish to participate in this pleasant (and sometimes educational) walk should meet at the Day Rd entrance to the Park at 2 p.m.

Guides will be provided by the Pennant Hills Park Subcommittee of the Trust and experts should be available to give helpful information on the native flora and fauna.

Two different walks are planned to cater for all members of the family, so that the energetic and the not so energetic can enjoy this excursion.

Note the date in your diary now!

SUNDAY 16th AUGUST. 2 p.m.  
(Day Rd entrance to Park)

#### TRUST MEMBERSHIP

Trust membership is open to any resident of Beecroft or Cheltenham or any other person acceptable to the Committee.

Should you wish to become a member of the Trust please complete the application form in this bulletin and forward it to the Trust.

Remember - the Trust can only be effective with a strong membership and the support of the community which it represents.

#### TABLE IN BEECROFT ARCADE

On Saturday morning, May 30th Trust Committee members will be at Beecroft Arcade to answer your queries, explain Trust activities and accept membership subscriptions.