



BEECROFT CHELTENHAM CIVIC TRUST INC

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Hornsby Shire Council

Dear Councillors

Tonight Council approved DA 320/2015 , a three lot subdivision at 88 Malton Rd Beecroft. There was lengthy debate as to whether the 2 rear lots , namely lots 2 and 3, would be suitable for a dwelling on each. The Trust believes that the majority of councillors present did not dispute the fact that any dwellings proposed to be built on these two rear lots will be extremely difficult to satisfy matters under sec 79c of the EPAA1979.

Therefore the Trust strongly believes that Council's strategy of dealing later with the ability of these dwellings on these rear lots being able to satisfy sec 79c is flawed, as it has the potential of creating costly LEC disputes for Council in the future. In other words delaying the approval of any dwelling on these 2 lots as separate DA s has the potential of creating a costly problem for Council in the future.

The Trust believes the fairest and most cost effective process for Council is to rescind tonight's approval and move an amended motion for DA320/2015 to also include the approval of dwellings on the 2 rear lots in order to prove beyond doubt that dwellings can be built that will satisfy sec79c of the EPAA1979.

Please seriously consider the Trust's suggestion.

Regards Ross Walker
Vice President
Beecroft Cheltenham Civic Trust
12 Oct 2016