



Hornsby Shire Council att Mark Plaskitt
Land and Environment Proceedings No 2021/243967
Property: 52A Day Road, Cheltenham

The Beecroft Cheltenham Civic Trust (the Trust) strongly supports Hornsby Council's refusal of the proposed subdivision of 52A Day Rd Cheltenham, being DA405/2020. As outlined in Council's grounds for refusal the Trust has over many years strongly supported the Council's consistent position on opposing inappropriate variations to the subdivision provisions, in this instance minimum width.

The variation in lot width in this proposal is far from minor. The variation from the minimum width is of such a significant magnitude that would create an extremely undesirable precedent in the heritage precinct.

While the other issues of excessive earthworks and slope may offer opportunities for the parties to negotiate some degree of compromise to overcome some of the site's physical constraints, the key issue of subdivision pattern in combination with heritage provides absolutely no room for negotiation.

Clearly, from the Trust's position, this proposed subdivision is totally inconsistent with the planning controls and not in the public interest.

Yours Sincerely

Ross Walker OAM
Vice President
Beecroft Cheltenham Civic Trust
26 November 2021