



The General Manager
Hornsby Shire Council

DA/954/2019 - 2 Cheltenham Road, CHELTENHAM NSW 2119 - SUBDIVISION - ONE LOT INTO TWO

Dear Sir,

The Trust notes the amended plans attached to DA954/2019 and maintain our earlier objection. The latest changes are minor and do not address the Trust's concerns, which are repeated below for convenience.

There is a significant conflict with Council's heritage planning controls.

- The loss of high quality landscaping with mature established gardens on the northern boundary in front of the dwelling will adversely impact on the streetscape, and heritage precinct.
- The combination of the proposed access handle with the adjacent circular driveway will create a major intrusion of hard surfaces across a significant portion of the frontage.
- The proposed access handle along the northern boundary abuts the existing dwelling with no separation to allow for landscaping.
- This zero separation will severely impact on amenity and privacy, but also visual effects.
- While the dwelling is not individually listed as a heritage item, and was built after WW2, does not mean it is neutral or even intrusive within the heritage precinct. In fact this dwelling, specifically positioned on the large lot, was designed to be a contributing element to the Cheltenham Road streetscape.
- The dwelling is of high quality and is a fine example of post war construction that is worthy of individual heritage listing.
- Any access along the northern boundary will destroy the curtilage of the dwelling as viewed from the street, being a key element that contributes to the streetscape.
- This section of Cheltenham Road is very special in terms of heritage, with every dwelling in the street complimenting one another with their wide landscaped curtilages. The access handle will abruptly terminate that continuous flow of landscaping that is so important to the streetscape.
- This concept of balanced proportion is also noticeable along both side boundaries. The access handle will destroy this important heritage element.
- The Trust requests that this DA is referred to Council's heritage committee for comment.

- A subdivision will mean Council will have less control over development behind the front dwelling, as a new lot will create the possibility for unknown development in the future at the rear of the front dwelling.
- Currently the existing dwelling has been specifically designed and positioned to be proportionate to the size of the existing lot, including a special balance of private open space behind the dwelling with the visual setbacks at the front. It is a complete package in terms of heritage.
- Any future development on the proposed rear lot will have the potential to adversely impact on the important rear curtilage for the existing dwelling, in terms of future amenity, privacy and overshadowing.
- The proposed rear lot splays out as it leaves the proposed access handle. The Trust questions whether the access handle way should end where it does, because the first 5 to 10 metres of the lot in the splay has limited use in terms of development, amenity and privacy.
- So an argument can be presented that the intent of the splay can only be used for access and landscaping, not development. This leads to the potential developable area of the rear lot being well below the under the minimum lot size. In this heritage precinct this is a critical issue. Either way the shape and size of the rear lot will have the potential to create an adverse impact on the front dwelling if a large 2 storey dwelling is ever built.

The Trust notes more information has been requested by Council. However this objection highlights serious shortcomings with any subdivision proposed on this special property that clearly contributes to the local heritage precinct. The Trust requests a refusal.

Yours Sincerely,
Ross Walker OAM
President
Beecroft Cheltenham Civic Trust
11 March 2020