



The General Manager
Hornsby Shire Council

Dear Sir

DA/985/2020 - 99 Copeland Road, BEECROFT NSW 2119 - SUBDIVISION OF TWO LOTS INTO FOUR AND ERECTION OF A DWELLING ON ONE NEW LOT

The Trust notes the amended plans and continues to object to the DA. Council is requested to include this further objection with the Trust's earlier objection dated 1st December 2020.

Lot 11 facing Copeland Rd. although the dwelling footprint has been altered, there will still be significant excavation at the rear of the lot for the dwelling, lap pool and landscaping. While Lot 11 now has the minimum rear setback it still provides little useable area at the rear of the dwelling. This is likely to create poor amenity for the owners of lot 11.

Lots 11 and 12 are bisected by the common driveway accessing the two rear lots 13 and 14. The eastern section of lots 11 and 12 do achieve valuable landscaping, but will also create poor amenity and privacy for the two front lots. Deleting one rear lot would assist in addressing this issue.

Lots 13 and 14 are both at the bare minimum net area of 600m² by clever calculation and driveway design. However, the area around both driveway heads is unusable with resulting poor amenity. Therefore the Trust argues that the lots 13 and 14 are, in a practical sense, noticeably undersized and therefore do not satisfy the intent of achieving the minimum usable area requirement. Also lot 14 has a poor shape and therefore should be larger to compensate for likely loss of amenity, privacy and practicality.

The slope of the site warrants the need to have larger lots to address matters such as privacy and amenity. Without approved dwelling designs for all the lots Council must expect any future dwelling designs will be large two storey dwellings. Creating minimum size lots with poor shapes created by the right of ways, will lead to problems in designing a suitable dwelling after the lots are legally created. The precautionary principle must be applied in this circumstance.

Therefore, the Trust argues there is insufficient area at the rear of the site for two separate lots.

The Trust continues to object to the proposed demolition of Strathallen. The first priority is to retain the existing heritage dwelling. The submitted heritage report is considered inadequate and a peer heritage assessment should be carried out.

In summary, the Trust argues strongly that this site, even if Strathallen is demolished, does not have the capacity for a four lot subdivision. When the DA is assessed against all the planning controls the proposed development is considered not to be in the public interest.

Yours Sincerely,

Ross Walker OAM

President
Beecroft Cheltenham Civic Trust

17 February 2021