



**BEECROFT
CHELTENHAM
CIVIC TRUST INC**
the voice of our community

The General Manager
Hornsby Shire Council

**DA/1031/2022 - PROPOSED NEW DWELLING AND SECONDARY DWELLING - 90 The Crescent,
CHELTENHAM NSW 2119**

Dear Sir,

The Beecroft Cheltenham Civic Trust objects to the proposed development on the following grounds.

Retaining walls and historic fill associated with the tennis court.

There appears little reference to the existing infrastructure associated with the tennis court on the rear lot. The Trust must assume that the new dwellings will be using some of the existing retaining walls that surround the tennis court. Also the court is likely to be partially constructed on fill. This needs to be explored and if necessary the integrity of any retained walls and historical fill should be assessed.

Privacy.

The design of the proposed dwelling with its windows and balcony is likely to create severe privacy issues for the neighbouring properties. This needs addressing.

Lack of vegetation screening

The landscaping plan indicates the large deciduous tree on the rear lot as remaining but there is no proposal for no additional trees. All plants proposed are below fence height. There will be no soft screening and no privacy provided from the vegetation. Also the large deciduous tree has not been identified nor assessed in any document nor in the earlier 2016 DA that approved the subdivision. It is important that this existing tree is at least recognised and assessed in terms of health.

Amenity

The bulk and scale of the proposed dwellings combined with minimal vegetation providing no soft screening will create unacceptable amenity for the surrounding properties with no opportunity for any relief in the future.

Overshadowing

There is additional concern that adjoining properties will be adversely impacted by overshadowing, especially during the winter months.

The merit of constructing such a large and bulky dwelling on this battle axe lot is therefore seriously questioned and whether in the longer term it is in the public interest.

The Trust requests that Council confirms that the approved subdivision DA937/2016 has not expired. It would appear from the SEE that works may be commencing soon.

Yours faithfully,

Ross Walker OAM
Vice President
Beecroft Cheltenham Civic Trust