



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

The General Manager
Hornsby Shire Council

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

Dear Sir,

The Beecroft Cheltenham Civic Trust notes the amended plans and aboriginal report. The Trust notes the cosmetic changes to the design but still has reservations. The total floor area has actually increased while the landscaped area has only increased marginally. The bulk and scale of the main building together with the secondary dwelling, on a battle axe lot with surrounding dwellings, is still considered unacceptable in the heritage precinct. So the Trust's position has not changed from our earlier objection, which is attached below.

The tree report has identified the large tree being a Liquid Amber. The Trust notes the site is in a heritage precinct and tree cover is important, supported by Council's own strategies, such as the Urban Forest Strategy.

The Trust does not encourage the planting of Liquid Ambers so its loss as a species is regarded as not important. However the removal of the subject tree is important in terms of tree cover and therefore the tree's removal should not be approved until Council's replacement tree policy is applied to the site. The tree replacement policy and associated strategies should take priority over the dwelling design. In other words the dwellings must be altered to allow trees to be planted and adequate screening provided on such an exposed and constrained battle axe lot.

The Trust also notes that the tree report is conditional due to the absence of detailed landscaping and underground servicing plans.

Also the Trust does not appear to be able to locate the bushfire plan referred to in the tree report.

In summary, the Trust cannot support the amended plans for the reasons given above and in our earlier objection. The proposed development is not considered to be in the public interest.

Yours Sincerely

Ross Walker OAM
Vice President
Beecroft Cheltenham Civic Trust
9 February 2023