



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

The General Manager  
Hornsby Shire Council

Dear Sir,

Please provide these written comments to the Local Planning Panel who, the Trust understands, will be determining this DA this coming Wednesday.

Dear Local Planning Panel,

**DA/1258/2021 - SUBDIVISION OF ONE TORRENS TITLE LOT INTO THREE  
STRATA TITLE LOTS - 33 Copeland Road, BEECROFT NSW 2119**

I understand this DA will be determined by the Panel at your Wednesday meeting, even though it is not listed in the business papers.

If you are determining this DA on Wednesday the Trust wish to make the following comments.

The Trust has serious reservations with the proposal to formalise historic non-conforming development. The Trust accepts it is often advantageous for Council to formalise such developments, however there is always the risk of creating precedents. Perhaps Council has an unwritten policy now to formalise such historic developments, but based on similar cases in the past Council has regularly opposed this formalisation process.

In this case the Trust questions the merits of the CI4.6 variation that justifies the small lots. It presents a weak argument where a counterargument would be easy to mount. The Trust seriously questions the public benefit, sensing that the main motivation is simply financial gain. In hindsight this subdivision should have been finalised years ago when the villas were approved, not now.

The Trust is unable to view Council's argument for approval or refusal, as the matter is not listed in the business papers. So it is difficult for the Trust to expand on the objections above. Therefore without further information the Trust has no alternative but oppose the subdivision.

Regards  
Ross Walker OAM  
Vice President  
Beecroft Cheltenham Civic Trust.