



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

The General Manager
Hornsby Shire Council

Dear Sir

**DA/1302/2021 - SUBDIVISION - DISSOLUTION OF THE EXISTING STRATA
SUBDIVISION AND SUBDIVISION OF SITE INTO TWO TORRENS TITLE LOTS -
22 Murray Road, BEECROFT NSW 2119**

The Trust objects to the proposed Torrens Title subdivision for the following reasons.

While the Trust does not know the history of the strata subdivision from 30 years ago, the assumption must be made that, at the time when the two lots were created, strata subdivisions were permissible. Under the current planning controls under sized lots are not permissible, so there is a concern that approving two Torrens Titles will create a precedent as one of the existing strata lots, namely lot 22, is significantly undersized.

Creating a Torrens Title will provide the owner, or owners, greater opportunity to redevelop on the undersized lot 22 and construct a new dwelling. While not an issue in some circumstances, in this case Council will be acknowledging the undersized lot is acceptable.

The Trust must assume that the current Strata Titles do not prevent separate sale of the existing dwellings. So the overarching public benefit in the conversion is questioned.

The Trust further notes that other Councils with similar situations will allow conversion of Strata Titles to Torrens Titles.

The trust acknowledges the conversion to Torrens Title will remove the non-conforming use of the two dwellings and therefore has a public benefit. But that alone appears to be the only public benefit.

Therefore there appears to be little public benefit in the conversion but potential issues may arise in the future that would not be in the public interest.

Yours Sincerely,

Ross Walker OAM
Vice President
Beecroft Cheltenham Civic Trust

4 January 2021