



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

The General Manager
Hornsby Shire Council

Dear Sir,

DA/1407/2024 - 19A -21 Day Road, CHELTENHAM. Demolition - Subdivision - One Lot into Four –

The Beecroft Cheltenham Civic Trust objects to the proposed four lot subdivision at 21 Day Rd Cheltenham.

The Trust is concerned that the physical constraints associated with the proposed lot 21 has the potential to create an inferior development that does not satisfy the desired outcomes of the planning controls.

The Trust is concerned that parts of lots 21 and 22 may have the potential to be **flood prone** during severe weather events. The Trust notes that the flood report is conditional, subject to a number of conditions including minimum levels and covenants on title. These conditions are far from ideal and are likely having to rely on the owner of lot 21 to maintain the water channel, together with an additional burden on Council to monitor future maintenance. The Trust believes such conditions are not acceptable and clearly not in the public interest.

The proposed **building envelope** for lot 21 is extremely irregular and therefore highly improbable that a 200m² dwelling would be able to be constructed within such an envelope. While the building envelope could be reconfigured it is likely to adversely impact on the retained vegetation on the southern side of the lot 21.

There is an additional concern that the building platform on lot 21 is within 2 metres of the open stormwater channel. While safety fencing is recommended in the flood report it does mean that there is no usable private open space (POS) behind the proposed dwelling. While the POS can be located on the south side of the lot the problem centres around the **loss of about 100 m² of usable open space** where the wide water channel cuts across the rear of the lot 21. Lot 21 may be a 660 m² lot but is effectively only a 560 m² parcel of land.

In addition, with respect to **heritage**, Lot 21 is the most important lot as it faces the street and will therefore have a critical influence on the streetscape. The physical constraints on lot 21 will mean that any development will be required to have the minimum 6.5 m setback, as shown in the proposed subdivision plan. The existing setbacks for other dwellings along Day Road appear to be greater than the proposed 6.5m setback for lot 21. Therefore if this is the case, any development on lot 21 is expected to have an adverse and unacceptable impact on the heritage streetscape. This matter has not been fully assessed in the heritage report.

The Trust therefore questions the merit of creating a 4th lot fronting Day Road that will be severely constrained by not one but a number of significant constraints.

In summary, The Trust objects to the creation of lot 21. **The creation of lot 21 with its numerous constraints would not be in the public interest.** The Trust strongly believes a 3 lot subdivision would be better than a 4 lot subdivision.

Yours faithfully,
Ross Walker OAM
Vice President
Beecroft Cheltenham Civic Trust
22 January 2025