



DA/149/2021/PUBLICACCESS DA/149/2021 - 34 Day Road, CHELTENHAM NSW 2119 - SUBDIVISION - ONE LOT INTO TWO - Development

The General Manager
Hornsby Shire Council

Dear Sir,

The Trust notes that DA149/2021 is very similar to the previous DA210/2020. The SEE states that the previous DA210/2020 was withdrawn because there was no owner's consent for the shared driveway.

The trust objected to DA 210/2020 dated 25th March 2020 and the first DA 326/2019 dated 16th May 2019. In essence the same issues that were raised in the previous objections still apply. While the site is large, it is highly constrained by topography and vegetation. These site constraints are reflected in the proposed positioning of the two dwellings relatively close to each other. This crowding effect will create amenity and privacy issues, especially when new dwellings being constructed today are so large with their numerous ancillary attachments like pools. Council must apply a precautionary principle and expect a large two storey dwelling on both building sites. No one constructs single storey dwellings anymore!

There is also an obvious conflict with the positioning of the private open space, offset planting area and the application of the vegetation clearing 10/50 code. Having all three planning requirements applying to the same location on the site is not feasible.

In summary, a subdivision of this site, with its subsequent repercussions, is clearly not in the public interest. This DA should be refused.

Yours sincerely,

Ross Walker OAM
President
Beecroft Cheltenham Civic Trust
25 February 2021