



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

The General Manager

Hornsby Shire Council

Dear Sir,

**DA/188/2023 - Demolition of small shed and construction of granny flat with alfresco -
3 The Boulevard, CHELTENHAM NSW 2119**

The Beecroft Cheltenham Civic Trust strongly objects to the proposed secondary dwelling at No3 the Boulevard Cheltenham for the following reasons.

Impact on surrounding trees. The arborist report identifies impacts on a number of significant trees surrounding the proposed dwelling. In particular the report identifies a severe and totally unnecessary impact on a Cook Pine in the adjoining property, at No 1 the Boulevard. This tree, which has heritage significance, is a mature and healthy Cook Pine, and is uncommon in the area. It must be protected at all costs.

With Climate Change occurring, a precautionary principle should be applied and there should be no impact at all from excavation and filling associated with the dwelling and landscaping on the significant tree.

The Trust strongly recommends that the secondary dwelling is repositioned well clear of the Cook Pine's TPZ. There should be no negotiation on this matter.

In addition the Trust strongly recommends that the dwelling should also be elevated on piers in order to reduce any future tree root impact, minimise cut and fill in the landscaping, and permit air and water flow under the dwelling.

Size of secondary dwelling. The Trust notes the dwelling is very close to the maximum floor area allowable, being 60 m2. With the ancillary additions the total footprint together with the surrounding landscaping with its cut and fill simply exacerbates the impact on the adjoining trees. With the various site constraints a smaller dwelling may be more appropriate.

Heritage impact. The Trust understands the various reports recommended a one metre shift in the secondary dwelling away from the significant Cook Pine and the plans reflect this one metre shift. The heritage impact statement relies on vegetation screening, thus dismissing any impact on the streetscape. This argument is not accepted by the Trust as there is no guarantee the proposed dwelling will always be screened.

As stated above, a one metre shift in the dwelling to the south away from the pine is considered totally inadequate. The dwelling should be shifted completely away from the Cook Pine's TPZ. The Trust notes that relocating the dwelling a larger distance to the south away from the Cook Pine and away from the existing main dwelling, this will expose the secondary dwelling more to the streetscape. If the secondary dwelling is shifted then a revised heritage impact statement is required.

In summary, the Trust strongly believes the DA currently on exhibition is not in the public interest and should not be approved as presented.

Yours Sincerely
Ross Walker OAM
Vice President
Beecroft Cheltenham Civic Trust

11 March 2023