



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

The General Manager  
Hornsby Shire Council

Dear Sir.

**DA/346/2021 - 39 & 41 Beecroft Road, BEECROFT NSW 2119 - TORRENS TITLE  
SUBDIVISION OF TWO LOTS INTO FOUR**

The Beecroft Cheltenham Civic Trust objects to the proposed subdivision of the two lots into four for the following reasons.

This proposed subdivision is very similar to the previous proposal that was refused by Council.

The Trust believes the key matters for consideration under the EPA Act have still not been fully addressed, and in fact can't be satisfied with a subdivision of this site into four lots with its constraints. While the two rear dwelling footprints have been relocated on the minimum sized lots to attempt to save the trees, in so doing has created serious amenity and privacy problems in the centre of the site for all four lots. This is explained in more detail below.

The two existing houses at the front of the site will have insufficient private open space, overlooking the vehicle turning areas required for the two rear lots. While there may be similar examples existing, Council should discourage poor design.

The two rear lots will similarly have minimal amenity and privacy with their vehicle turning areas covering most of their front yards.

The various constraints on the site, such as excessive slope and significant vegetation, demand larger than normal lots at the rear so there is sufficient separation of dwellings to achieve acceptable privacy and amenity.

The end result if approved, will be more like medium density development, inconsistent with the objectives of low density development in a heritage conservation area.

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The Trust questions whether the rear lots satisfy the objective of the minimum lot size development standard due to the drainage easement encumbering the two rear lots. The rear lots should be larger than minimum to compensate for the easement and the other constraints of the site.

The Trust acknowledges the need for additional housing, but again, suggests a three lot subdivision may have merit, as opposed to the poor quality four lot subdivision that is proposed.

This proposed subdivision is considered not to be in the public interest.

Yours sincerely,

Ross Walker  
Vice President  
Beecroft Cheltenham Civic Trust  
6 May 2021