



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

Dear Sir

DA628/2022 - Proposed subdivision of 82 Boronia Place Cheltenham

The Beecroft Cheltenham Civic Trust strongly objects to the proposed subdivision of Lot 12 DP16855 known as 82 Boronia Place Cheltenham. The Trust's objection primarily concerns the proposed subdivision.

Council has consistently maintained a very strong unwavering policy of not creating new lots under the minimum 600 m2 within the Beecroft Cheltenham heritage precincts. The Civic Trust strongly supports Council's firm position and continues to do so. Indeed, when the opportunity arises the Civic Trust will argue that, at least within the heritage Conservation Area, the current minimum lot size does not properly accommodate sufficient curtilage around heritage houses and so should be increased.

The SEE refers to various existing lots in the immediate vicinity that are under the minimum 600m2. However the SEE fails to point out that these lots that are less than 600m2 were created historically and not under the current planning regime. It is vitally important, for the integrity of the heritage precinct that Council's policy position is not compromised and an undesirable precedent established.

The HIA focuses entirely on the age and fabric of the existing dwelling but is silent on the actual subdivision. Referring to the HIA, Lot 12 in DP16855 is the original lot that was created as part of the circa 1930 'Sunbeam Estate'. The HIA indicates that original subdivision pattern of the 'Sunbeam Estate' to be unaltered and is still in existence today. This intactness of the original lots has significant heritage value and has not been addressed.

It is further considered that, in light of the houses that will be built there will be negligible curtilage let alone anything other than hard surfaces. This is contrary to any appropriate development within Beecroft or Cheltenham. Not only will the developed lots be contrary to the general locality it will also detrimentally impose upon neighbours and damage the amenity of their properties.

I have not been made aware, even after reading the documentation accompanying the Development Application, of any aspect of this proposal that could be said to be in the public interest.

Yours faithfully,
Roderick Best PSM
President
Beecroft Cheltenham Civic Trust