



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

The General Manager
Hornsby Shire Council

DA/834/2021 - 19 Wandeen Avenue, BEECROFT NSW 2119 - SUBDIVISION - ONE LOT INTO TWO - Development

Dear Sir,

The Trust objects to this proposed subdivision for the following reasons.

There is a separate DA845/2021 for a secondary dwelling being assessed contemporaneously. This should be clearly stated in both Development Applications to avoid confusion.

There appears to be a number of conflicts between the two DAs.

DA845/2021 is being assessed under the secondary housing SEPP, which allows a secondary dwelling on the one lot.

The Trust must assume that the secondary dwelling is likely to be only a short term development with the long term intention to demolish the secondary dwelling and construct a new dwelling on the rear lot.

If DA834/2021 for subdivision is approved first, then DA845/2021 cannot be assessed under the secondary dwelling SEPP. The secondary dwelling would need to be assessed as a dwelling with car spaces on a separate lot as a bare minimum.

If DA845/2021 for a secondary dwelling is approved first than DA834/2021 for subdivision should show the positioning of the secondary dwelling, which is within the footprint of the proposed dwelling and car spaces. Also the secondary dwelling has to be shown as an improvement on the proposed lot. Furthermore the secondary dwelling will block the access to the rear lot. Therefore there should be an explanation how this secondary dwelling fits in with the subdivision.

These two scenarios need to be clarified and the process involved to achieve both approvals. The process must be transparent and workable.

The heritage report does not assess the impact on the heritage listed items in Malton Rd. No 19 Wandeen Av has a shared boundary with two very significant heritage listed properties in Malton Rd, being "Lynnwood" (No 10-12 Malton Rd) and "Mindaribba" – 14- 18 Malton Rd . No 19 Wandeen Av should be treated as part of the curtilage of Lynnwood and Mindaribba on Malton Road and needs to be considered as part of these original subdivisions.

The Trust is concerned that if this subdivision is approved with the secondary dwelling under the SEPP, there is the potential consequence of the combined development applications resulting in a very small non-conforming dwelling without any parking or apparent architectural merit in a heritage conservation area.

The arboricultural impact assessment report does address both DA s and explains some of the confusion caused by a lack of information.

The Trust is very concerned about the long term health of tree 11, the neighbour's large Eucalypt, described as a Blue Gum, on the adjoining property. Both proposals will significantly impact the Blue Gum's shallow root system, regardless of the extensive recommendations in the arboricultural impact assessment report. All the precautionary recommendations such as use of piers, elevated driveway, bored drainage, are all within 3.5 metres of the tree. An extreme precautionary approach must be adopted. The large Queen Palm at the rear of the property, shown as tree 1 in DA448/2013 is gone. The Trust does not want to lose any more valuable tree cover.

Yours Sincerely

Ross Walker OAM
Vice President Beecroft Cheltenham Civic Trust

8 September 2021