



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

The General Manager
Hornsby Shire Council

**DA/845/2021 - 19 Wandeen Avenue, BEECROFT NSW 2119 - RESIDENTIAL -
SECONDARY DWELLING - GRANNY FLAT**

Dear Sir,

The Trust objects to DA845/2021 for a secondary dwelling for the following reasons.

There is a separate DA834/2021 for a subdivision being assessed contemporaneously. This should be clearly stated in both Development Applications, explaining how the two can be assessed at once.

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 proposed positioning of the secondary dwelling at the head of the driveway, regardless of the low shrubs, creates an intrusive impact on the heritage streetscape. The chosen position is not supported. The secondary dwelling can be easily positioned elsewhere on the proposed rear lot, well away from the top of the driveway where it would be so visible from the street.

The SEE for DA845/2021 is misleading as it makes no reference to DA834/2021 and also clearly states there is no other development on the land. Yet DA834/2021 for subdivision, which is defined under the EPA Act as development, is proposed.

The heritage report for the secondary dwelling is inadequate as it does not address heritage at all. The secondary dwelling will be highly visible from the street at the top of the driveway. With its small size with a skillion roof and low shrubs it will be visually intrusive, presenting a perception of an extension to the principal dwelling.

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" No 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