BEECROFT CHELTENHAM CIVIC TRUST INC
the voice of our community

The General Manager
Hornsby Shire Council

Dear Sir

DA/847/2019/A - SECTION 4.56 - TORRENS TITLE SUBDIVISION ONE LOT INTO TWO & CONSTRUCTION OF NEW DWELLING - INTEGRATED – 101-103 Wongala Crescent, PENNANT HILLS NSW 2120

The Trust has serious concerns with the proposed 'minor' changes to DA875/2019.

The Trust strongly objected to DA847/2019, the original subdivision. The environmental constraints on the site were considered significant and together with the below minimum width for the proposed new lot, combined to create a poor development in a heritage precinct that was not in the public interest.
The amended plans may appear minor but the changes all combine to have a cumulative negative impact on the newly created lot.
The error by the surveyor in miss-plotting the position of the existing dwelling is considered a serious mistake.
The Sydney Water requirements should have been disclosed at the original DA assessment, but to be overlooked a second time at the LEC hearing is also considered a serious matter.

The alternate suggestion by the applicant to relocate the sewer line with the associated loss of trees would probably require an amended DA as well.

The Trust believes it must object to this amendment in principle, as it further reduces the width of the new lot; a lot that is already under the minimum 15 metre width. The decision by the LEC to approve the original subdivision has potentially created an ominous precedent.

The Trust believes Council should consider that if these newly disclosed facts were known at the time of the original decision, would the LEC have still granted consent.

The Trust hasn't explored the LEC reasoning for approval of the original subdivision but the minor changes to, and minor errors in, the original documents raises questions in the Trust's mind as to whether the merits of the original LEC approval can still be supported.

The Trust, therefore, objects to this amended DA.

Yours faithfully,
Ross Walker OAM
Vice President
Beecroft Cheltenham Civic Trust