



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

The General Manager  
Hornsby Shire Council

**DA/899/2021 - 31 Copeland Road, BEECROFT NSW 2119 - SUBDIVISION - ONE LOT INTO TWO & REMOVAL OF TREES**

Dear Sir,

The Beecroft Cheltenham Civic Trust objects to the proposed subdivision on the following grounds.

The Trust is concerned about the general loss of vegetation along the western boundary with little opportunity to offset the loss onsite.

Greater consideration should go into retaining the indigenous Cabbage Palm tree No27 in the arborist report, perhaps by altering the subdivision design.

The lack of a second car space for the existing house is likely to create problems in the future when ownership changes.

With any subdivision Council must put an emphasis on planning for the future not simply considering the present situation.

The power pole located in the footpath between the 2 western driveways is likely to be an issue and may require relocating.

The Trust's main concern relates to the driveway entrance within Copeland Road.

The long term health of Council's Blue Gum, Tree No 3 abutting the driveway is of paramount concern. The arborist notes there is an impact of 49% on the TPZ, in other words half the tree's root zone. This is a massive impact, even with a raised driveway.

The Arborist recommends a driveway 'above natural ground level'. This is supported of course but raising the driveway may create a problem with an increased angle at the gutter that will affect vehicle entry and exit.

It is noted that the arborist's recommendation is not reflected in the cross section of the driveway. Instead it simply shows a driveway on the existing ground. This needs addressing.

The raised driveway issue leads onto another issue; any raised driveway will create a cross grade issue with the existing driveway abutting to the west. In other words the existing double driveway will probably need to be addressed for both vehicle and pedestrian access.

If the double driveway needs changing than changing the western driveway that services the adjoining western property may also have to be elevated, as tree No1 (Council's blue Gum) and possibly No2 (neighbour's Blackbutt) are likely to be impacted.

In summary, there are a number of issues that must be addressed.

Yours sincerely

Ross Walker OAM  
Vice President  
Beecroft Cheltenham Civic Trust  
13 September 2021