



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

The General Manager  
Hornsby Shire Council

Dear Sir,

**Draft HDCP housekeeping amendments**

The Beecroft Cheltenham Civic Trust wish to make the following comments to the draft HDCP amendments.

The Trust acknowledges the need to correct the ambiguity with battle axe widths and therefore fully supports the proposed amendment.

With respect to 3 metre rear setbacks, while there is a need to correct any inconsistencies in the DCP, the Trust has regularly argued that the 3 metre setback in the DCP is inadequate in today's development climate.

New dwellings today are cleverly designed to maximise floor space and while they may comply with height and envelope controls the dwellings create a perception of being oversized and bulky with inadequate privacy and amenity. This is a particular problem on battle axe lots when the development is surrounded on all sides by other dwellings. The inadequacy of the 3 metres becomes apparent when an owner has insufficient rear setback to install and operate a basic apparatus as a rotary clothesline. Perhaps Council should be adopting the 5 metre setback that is in the DCP instead and deleting all reference to the 3 metre setback.

The Trust has no issue with the State Government's reclassification of the hierarchy of commercial centres as it appears to be a simple housekeeping matter.

The Trust has no position on the rural secondary dwelling amendment as it does not apply to the Beecroft and Cheltenham area.

Yours faithfully,

Ross Walker  
Vice President