



ABN 41449599554 PO Box 31, Beecroft NSW 2119  
[www.bcct2119.com.au](http://www.bcct2119.com.au)

Our aim is to preserve the existing village character, heritage values,  
and the natural beauty of the Beecroft and Cheltenham district.

<https://www.bcct2119.com.au/constitution.htm>

The General Manager  
Hornsby Shire Council

**Community interest development - Residential Subdivision – 79–87 Malton Road, Beecroft.**

Dear Sir,

Residents of Beecroft have contacted the Beecroft Cheltenham Civic Trust regarding Council's announcement on its 'Community interest' web page stating that works will commence shortly on the residential subdivision at 79-87 Malton Rd Beecroft.

The Trust has been under the understanding that there is uncertainty over whether the 2013 consent is still valid. Also there has been confusion over which documents are the correct documents to use.

The Trust understands that the current validity of the 2013 consent is reliant on the fact that substantial commencement had occurred in the past.

However there is a degree of speculation whether substantial commencement did legally occur , based on a very small number of trees that were removed onsite without Council's authorisation. Council at the time moved quickly to stop further removal of trees, indicating to the community that the initial clearing was unauthorised.

Regarding the documents there has been variations in design over recent years leading to ongoing confusion over which documents are the correct ones to use.

This development has been very contentious over many years creating division within the community. Therefore before work commences it would be in the public interest for Council to justify the validity of the 2013 development consent and which documents are the correct ones to be used.

The Trust would welcome an early reply to clarify the matters raised above. Council may prefer a face to face meeting. It is important for Council to reassure the community that it is working in a transparent manner with the local community.

Yours Faithfully,

Ross Walker OAM  
President  
Beecroft Cheltenham Civic Trust  
9 February 2026