



The General Manager
Hornsby Shire Council

DA/1020/2020 - 20 Beecroft Road, BEECROFT NSW 2119 - SUBDIVISION - ONE LOT INTO THREE

Dear Sir,

The Beecroft Cheltenham Civic Trust objects to the proposed three lot subdivision for the following reasons.

The proposed lot sizes are considered too small for the steepness of the site and the vegetation cover. The minimum sized lots will create future problems of privacy and amenity when a dwelling is constructed, not to mention issues of cut and fill regardless of the applicant's recommendation that every structure including driveways can be elevated off the ground.

While strict conditions can be attached to the subdivision approval, very often the new owners of the new subdivided lots are not informed of these conditions as they are not on the land title. So when a new owner wants to build he or she has an expectation that there are no constraints on the new lot. This is a matter for Council to administer but it is a serious issue that often results in compromises at the second DA stage. The Trust feels the best solution when approval requires a multitude of restrictive conditions attached to an approval, is for Council not to support these compromises and refuse the subdivision as the conditions inevitably lead to problems at the dwelling approval stage.

The construction of dwellings on piers has the potential to create height compliance issues with the future owner's expectation that a large 2 storey dwelling can be constructed on the minimum sized lots.

The subdivision is proposed to proceed in two stages, with the existing dwelling to be demolished at a later date and the front area subdivided into two lots. There is no guarantee that the second stage will proceed. If stage two does not proceed, then there will be a problem with the existing dwelling encroaching into the proposed rear access. This arrangement, whether temporary or potentially permanent, creates non-compliance issues for Council to manage in the future. This is not in the public interest.

The proposed front lot facing Beecroft Rd does not comply with Council's 9 metre setback from the main road. The applicant suggests the side boundary can be treated as the frontage but the DCP does not allow this.

Impact of future development on the two significant indigenous trees at the rear of the site will be significant even though solutions are proposed. Regardless of recent court cases, this is a serious issue and should not be encouraged with approval.

In summary, the Trust considers a three lot subdivision on this constrained site is clearly not in the public interest and the subject DA should be refused.

Yours sincerely,

Ross Walker OAM

President
Beecroft Cheltenham Civic Trust

14 December 2020