



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

The General Manager
Hornsby Shire Council

Dear Sir,

DA/1271/2022 - Construction of a two storey dwelling - [19A Chapman Avenue, BEECROFT NSW 2119](#)

The Beecroft Cheltenham Civic Trust has no option but to strongly object to the proposed development. The issue is the loss of trees on site, trees that were conditioned to be protected and preserved as part of the subdivision of the original lot. Refer to DA734/2021, which the second DA1271/2022 has ignored.

The Trust's August 2021 objection to the subdivision is attached below for reference.

The Trust strongly objected to the proposed subdivision due to the potential loss of trees. However Council approved the subdivision but clearly conditional upon 17 trees be retained. DA734/2021 was approved based on a specific building envelope with its irregular stepped shape in order to retain the trees. Any development on the subject lot should therefore attempt at the very least to be designed to avoid an impact on the retained trees and comply with the subdivision conditions.

It would appear from the various reports that the strict conditions on the subdivision have not been considered. In fact based on the SEE in DA1271/2022 they have been ignored with no argument presented to justify the tree loss. The current DA should, as a minimum, comment on the original conditions and justify why the conditions cannot be adhered to.

The two tree reports, one for DA1271/2022 and one for DA734/2021, appear to mix up the Red Oak with the Pin Oak. This needs to be clarified.

A main concern is the loss of trees. The arboricultural report by Peak (DA1271/2022) proposes to remove ALL trees on site so what appears to be a standard type project home can be constructed. Also the two trees listed for retention in the report appear to be located on the adjoining property.

Council is also reminded of its own Local Strategic Planning Statement, specifically on Urban Forest. To quote Council's own words that appear in the Byles Creek planning report, *"The Hornsby Urban Forest Strategy, endorsed by Council in March 2021, seeks to provide guidance on the future care and management of Hornsby Shire's urban forest, balancing a need to protect and restore the tree canopy with reasonable expectations for development. To achieve this, the Urban Forest Strategy sets out a number of objectives including the need to 'maintain and improve Hornsby Shire's unique character' and 'protect, secure and create habitat.'"*

This DA therefore appears to be inconsistent with Council's Urban Forest strategy.

The Trust strongly believes that this DA should not be approved based on the reasoning outlined above. It is the wrong dwelling for the constrained lot.

Council must also be careful not to create a public perception that conditions imposed on development approvals can simply be ignored and strategic policies like Urban Forest, endorsed by Council to protect significant trees, can also be ignored.

Clearly, this DA is not in the public interest.

Yours faithfully

Ross Walker OAM
Vice President
Beecroft Cheltenham Civic Trust
15 December 2022