BEECROFT CHELTENHAM CIVIC TRUST INC
the voice of our community

The General Manager
Hornsby Shire Council

Dear Sir

DA/1354/2021 - Alterations and additions to residential development - 67 Malton Road, BEECROFT NSW 2119

The Beecroft Cheltenham Civic Trust objects to the proposed alterations and additions for the following reasons.

Loss of significant trees in the street and on site. The loss of T1 Blackbutt would be a serious loss that the street can ill afford. See comments under heritage, below. The impact of the driveway on T2 Blackbutt has the longer term potential of it dying and thus compounding the loss of T1 with two trees lost. Even constructing an elevated driveway still presents a risk to the tree and it may eventually die. The loss of the mature T7 Angophora is irreplaceable. Such a tree should be individually heritage listed. Mature Angophoras are becoming rare in the suburb and should be fully protected.

Impact on significant trees on neighbouring properties to the North West. While the encroachments into the root zones appear minor and pier and beaming is recommended for the driveway, the significant slope of the site increases potential impact. Also the concrete turning bay will be constructed up to the boundary. A metre setback would be preferable. There should be scope to alter the driveway and drainage design and retain T36 Bloodwood. In addition, the Trust understands that the adjoining owner's consent is required for the removal of any vegetation their property.

Adverse impact on the street heritage. Tree T1 Blackbutt is prominently positioned in the street and makes a noticeable contribution to the streetscape. Any replacement trees of similar size will always struggle to reach maturity due to topography, poor soil profile and human activity around the existing dwelling with its minimal setback. The arborist report recommends that the loss of tree T1 can be compensated by a new planting in the road reserve, yet there is probably not a suitable location large enough to support a similar sized tree. The Trust further notes there will be 2 driveways to the property which does not comply with the heritage guidelines.

The Trust has serious concerns about the altering and expanding of an existing noncomplying dwelling. Council may already have policy guidelines on this matter. The SEE refers to the 'removal' of the existing garage to the rear of the property. The design plans imply the garage at the front on

the street, remains. This needs clarifying as the conversion of the existing garage into a habitable room so close to the street is clearly not supported for privacy and amenity issues. The design plans also proposes to improve what appears to an existing bedroom located under the existing garage by inserting a window. This is not supported again for similar issues such as health and amenity. In a way this issue of non-compliance is similar to how a council deals with existing use rights. There should be a limit to what an applicant should be able to do before council says no more changes.

In summary, the applicant appears to be attempting to improve a far from ideal non complying development by a substantial expansion that involves the removal of a number of significant trees that will magnify the non-contributory heritage elements.
The trust feels the existing house does not contribute to the streetscape and the proposed alterations and additions will only add to the non-contributory elements. The best solution may be to demolish the existing dwelling and construct a new dwelling further down the site where there is a substantial gap in the trees.

The proposed development is, in balance, not in the public interest as it reinforces the non-contributory elements of the heritage DCP.

Yours sincerely,

Ross Walker OAM
Vice President
Beecroft Cheltenham Civic Trust
23 January 2022