



The General Manager
Hornsby Shire Council.

Dear Sir,

**DA/145/2023/PUBLICACCESS DEVELOPMENT AND BUILDING CONTROLS -
BUILDING AND DEVELOPMENT APPLICATIONS - PUBLIC ACCESS - 50
Sutherland Road, BEECROFT**

The Beecroft Cheltenham Civic Trust objects to the proposed dwelling on the following grounds.

Shadow Diagram. The expected shadows on the adjoining western property appear to be missing in the June 9am shadow diagram. With the proposed dwelling close to the western boundary the overshadowing is likely to have a significant and unacceptable impact on the adjoining property.

History of geotechnical issues along the western boundary. Council will have correspondence on file on issues from the adjoining owners relating to ground stability from excavations and encroachments along the western side of the site. The Trust is extremely concerned that similar issues have the potential to arise again with this proposed development. Therefore the Trust strongly recommends that the footprint of the proposed dwelling be relocated further away from western side boundary instead of simply adopting the minimum side setback.

Site excavation. The site is very steep and while the concrete slab foundations will be stepped down the slope, there still appears to be excessive cut and fill. This is likely to become a contentious issue along the western boundary where the setbacks are minimal. The Trust strongly recommends that the dwelling design be altered to reduce the extent of cut and fill and, as stated above, the footprint be shifted further away from the western boundary.

Privacy. The scale and bulk of the dwelling with side windows and extended deck to the north is likely to create privacy issues for many of the adjoining owners. Greater thought should be given into improving privacy, such as screening, window size and sill height and use of opaque glass.

Functionality and amenity. The design shows two doors opening out on the western wall. The amenity of such a design is seriously questioned when the width of the passageway along this boundary is so constrained with no opportunity for privacy from soft screening.

Compliance with DCP. The issues raised above highlight the extensive length of the western wall of the dwelling which, except for minor deviations for a plant, is effectively unbroken for a lengthy 25 metres. The amenity and privacy of the owners on the western side will be significantly compromised.

In conclusion the Trust strongly believes the design and positioning of the dwelling can be easily altered to minimise adverse impacts including those impacts on the adjoining owners. Therefore the current proposal is considered not to be in the public interest.

Yours sincerely,
Ross Walker OAM
Vice president
Beecroft Cheltenham Civic Trust
13 March 2023