



The General Manger  
Hornsby Shire Council

Dear Sir,

[DA/365/2026 . 65D Malton Road Beecroft. Construction of a dwelling house & swimming pool](#)

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

The Trust acknowledges that this site has numerous significant constraints that hamper the owner in designing a dwelling that fully complies with the relevant planning controls. The major constraint with the site appears to be the access. It is narrow, steep and owned by the adjacent landowner.

- Any construction activity on the site will create conflict issues with the surrounding land owners. The Trust is concerned there is insufficient documentation on where the workers will be parking their vehicles in the street before the driveway is built, or where the heavy machinery like excavators and trucks will be positioned in the street.
- The Trust is also concerned that there is no documentation as to how equipment and materials will be delivered in Malton Road and then on site down such a long, narrow and steep (and non-compliant) driveway.
- There is a lack of documentation as to how waste on site, such as the mature trees that need to be cut down, and excess excavated material, will be removed off site up the steep access driveway. Unless this is fully documented there is likely to be a high degree of resident complaints including a probability the contractors altering their methods of operation. The Trust does not want repeat of the inconvenience and non-compliant activities experienced by residents with past developments.
- Documents indicate two driveways designs, SK01 and SK02. Design SK01 without the car lift with over 80% of the length of the driveway exceeding the maximum grade is a serious concern. All visitors will be challenged and daunted , even just walking up and down let alone trying to drive. The SK02 design allows for a compliant grade but only just. It's still a steep walk or drive with the complications of a car lift.
- The documentation does not appear to indicate whether the consent of the owner of the access has been obtained. Numerous trees will need to be removed which the Trust understands requires owner's consent.

- Any proposed development on this site is likely a visual impact from the north, across the valley. This visual impact from the north appears not to be addressed in the documentation.
- To balance building with the environment it would be prudent to minimise adverse impacts where possible. The proposed development does not appear to do that. For instance the need to exceed the maximum height is questioned when the dwelling could be redesigned to fit more aesthetically into the natural environment. In other words a smaller development would be more appropriate for this constrained site.

The Trust acknowledges the owner has a legal right to develop his property. In hindsight this lot should have been zoned open space many years ago and included into the adjoining open space. It's obvious from the various constraints that any development on this site creates serious compromises and one can argue that any development will not be able to satisfy the objects of the planning legislation. Unless a government agency acquires the site for open space any development will be a serious compromise and create negative impacts on the area.

Therefore the Trust concludes that this development is not in the public interest.

Yours faithfully,

Ross Walker OAM  
President  
Beecroft Cheltenham Civic Trust  
18 May 2026