



The General Manager
Hornsby Shire Council

DA/405/2020 - 52A Day Road, CHELTENHAM NSW 2119 - SUBDIVISION - ONE LOT INTO TWO – Development

Dear Sir,

The Trust objects to DA405/2020 for the following reasons.

- This DA is almost identical to the previous DA967/2017 that was refused by Council. Many of the grounds of refusal still apply to this proposed subdivision.
- The most obvious matter relates to the non-compliance of the width of the lots, approximately 30% under the minimum lot width prescribed in the planning controls.
- The non-compliance of the lot widths will set a dangerous precedent within the Beecroft Cheltenham Heritage Conservation Area (BCHCA), regardless of the examples of approved subdivisions in the past provided by the applicant. There is usually a justifiable reason when non complying developments are approved, excluding where previous planning controls allowed such width variations.
- Council has maintained a strong policy of not deviating from its planning controls within the BCHCA and there is no justifiable reason why that policy should be relaxed in this case.
- The subject site is steep and any future development will involve significant cut and fill, significantly more than the planning controls recommend.
- The proposed subdivision is likely to create adverse impacts on adjoining properties.
- The proposed lots are of minimum area. The planning controls recommend larger sized lots for steep land.
- The driveway design and turning circles appear to be non-compliant with the planning controls.
- There appears to be inconsistencies between the bushfire and the arborist reports.

In summary, this proposed subdivision does not address similar matters that were the basis of refusal for the previous DA967/2017. This DA405/2020 is clearly not in the public interest and should be refused.

Yours Sincerely,

Ross Walker OAM
President
Beecroft Cheltenham Civic Trust
15 June 2020