The General Manager
Hornsby Shire Council

Dear Sir,

DA/984/2022 - Subdivision of 11A Austral Avenue Beecroft

The Beecroft Cheltenham Civic Trust objects to the proposed two lot subdivision on the following grounds.

Access driveway
The SEE appears to be silent on existing issues associated with the access driveway. While the access handle was approved under an earlier DA when Council's policies were different, its issues should still require fresh consideration under this current DA.

The Trust notes that the existing 50 metre long 3.5 metre wide access handle has a variable width, with a pinch point for over 7 metres where the access narrows down to 2.8 metres. At the pinch point there is a weatherboard dwelling with a brick chimney.

There was a period some years ago when these types of access driveways were regularly approved, much to the detriment of the impacted dwelling, creating poor amenity, inconsistency with heritage elements and clearly not in the public interest.

Creating an additional lot that has to use the existing constrained access will exacerbate existing amenity issues for the weatherboard dwelling adjoining the access, which would have poorer insulation than say a double brick dwelling.

Stormwater
The Trust understands that the existing dwelling, which is part of the two lot subdivision, will now require stormwater drainage as well and not rely on overland flow, which will now be interrupted by the additional dwelling.
The existing piping in the access handle has not been fully detailed in the plans. This should be checked for capacity and latest standards.

In summary the Trust questions the merit of creating an additional lot when the access is so severely constrained by the adjoining dwelling. Creating an additional lot simply reinforces this poor policy that was adopted in the past, and thus creating further undesirable precedents. For this reason the subdivision proposed is not in the public interest.

Ross Walker OAM
Vice President
Beecroft Cheltenham Civic Trust