



BEECROFT CHELTENHAM CIVIC TRUST INC

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www.2119.org.au

bcct2119.blogspot.com

BULLETIN 3

June 2011

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BCCT was established in 1964 and has been protecting our community for 47 years.

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The Trust now has a blog, to provide information on current and evolving topics relevant to the residents of Beecroft and Cheltenham. You can find it at bcct2119.blogspot.com. Correspondence may be sent to the Secretary as above.

Do you know that since our last bulletin your trust has:

- ✓ Reviewed 23 Development Applications and lodged objections to 3.
- ✓ Written to Greg Smith SC MP requesting a meeting with the Transport Minister to discuss our previous request for a lift at Beecroft Station under the Easy Access program and the impact of a proposed third freight line through Beecroft and Cheltenham.
- ✓ Had ongoing dialogue with Pennant Hills and District Civic Trust on measures that can be taken to alleviate freight train noise and wheel squeak.
- ✓ Arranged for improved signage to assist traffic flow across the Murray Farm Road bridge.
- ✓ Requested a hand rail for the altered creek crossing to Chilworth Reserve due to M2 upgrade.
- ✓ Discussed road safety issues including lights at Kirkham St and turn from Beecroft Rd into Wongala Cres.

BCCT WALK ON SUNDAY 17TH APRIL



Some 53 people and 8 dogs enjoyed our Autumn Walk through Beecroft Reserve, crossed Murray Farm Rd to Midson Road and walked along the Pioneer Track to Ray Park. We then crossed a small creek to reach the area near Magnolia Walkway where the Ray Park Heritage Group is establishing its Habitat Havens project.

Roderick Best from the Beecroft Cheltenham History Group spoke about the history of the area including the origin of creek names and the tenuous connection to Bennelong whose grave was recently found in Putney.

We returned past the M2 construction site to Beecroft Scout Hall for afternoon tea, which was most welcome.

If you enjoyed this walk, come along and bring your family to the 'Caring for Our Country Workshop' on 16 July (see over). Our Spring Walk will be on the eastern side of Beecroft. Details in our next Bulletin.

CARING FOR OUR COUNTRY WORKSHOP - Saturday 16 July, 9am - 4pm

Scout/Guide Hall, Plympton Rd, Carlingford

Come along to this Family Friendly event to learn about your local heritage, caring for wildlife, creating habitats and get up close to wildlife.

Ray Park Heritage Group is holding a workshop on Saturday 16 July at the Scout/Guide Halls, Plympton Rd Carlingford. **Activities in the Guide Hall will include talks:**

9.45am Local Aboriginal History - Roderick Best

10.30am Creating Habitat Havens - Bev Debrincat

11.45am Council Support for Habitat Havens - Cllr Robert Browne

1.00pm Then and Now – Local History Discussion Time. Join the panel

2.00pm Habitat/Nesting Boxes - Michael Dixon

3.00pm Birds Along the Pioneer Track – Arron Davies

All day displays in the Scout Hall include:

Historical Display – Remembering the Way We Were - Ray Park Heritage Group

Insect Display - Dennis Collins, Ku-ring-gai Wildflower Garden

11.30 – 12pm - Connect with Nature - Dennis Collins

Nesting Boxes - Michael Dixon, Sleepy Hollows

Rescued Fauna - Sydney Metro Wildlife Service

Outside the Halls:

12.00 – 2.00pm – Close Up with Australian Wildlife, Anthony Stimpson. This includes possums, snakes, crocodiles, lizards, birds and more.

Refreshments will be available including a sausage sizzle, drinks and a cake stall.

There will be a **car boot sale** at \$20 a site. If you have goods to sell, book a site for the Car Boot Sale by contacting Jacqui Irvin: 9871 1215, 0417 586 763

General Enquiries: 9871 5713 or rpheritage@netspace.net.au

PLANNING MINISTER ACTS ON AFFORDABLE HOUSING POLICY

Brad Hazzard, the new NSW Planning Minister, has announced amendments to the Affordable Rental Housing, State Environmental Planning Policy 2009 (AHSEPP09). He has called for an immediate halt to new developments under this policy, pending a review. He has directed that current applications must satisfy a new 'local character' test. This change of policy will be welcome news to residents in Epping, who have complained bitterly about the proposal to build Affordable Rental Housing at 176-178 Ray Road Epping.

A local resident is quoted as saying, "the whole development resembles stacked shipping containers and is simply out of character with the existing streetscape." Mr Hazzard called this development application "a cash cow opportunity for developers." The new policy will require Uniting Care to redesign their development in Hannah Street Beecroft. The percentage of the area for affordable housing is limited, height restrictions are imposed and must comply with Development Control Plans, and the development must be compatible with the area.

DEVELOPMENT APPLICATIONS AND NON COMPLIANCE WITH CONDITIONS OF CONSENT

The Trust has been successful in bringing to Council's attention a breach of a condition that was part of a Development Consent issued by Council. A local resident was concerned that there was a breach by the builder and he contacted Council. As the development was being managed by a private certifier and not by Council staff, the resident was told by council to contact the private certifier. When the resident couldn't get any assistance from the private certifier, the resident contacted the Trust. The builder has now been fined and has been requested to attend to the breach.

It is quite common for developments, such as new houses and extensions, to be supervised by a private certifier and not directly by Council. Even so, Council remains the consent authority and is ultimately responsible for the final construction certificate that legally certifies that the development has been correctly built.

Thanks go to our C Ward Councillor Michael Hutchence who enlisted the help of Council staff. This is important for all residents because if a house has not been correctly built and over time problems develop, and the private certifier has gone out of business, don't complain to Council. So be vigilant and if, for an obvious example, a tree is cut down and was clear of any construction then contact the Trust or Council.

CHELTENHAM'S CONCRETE HOUSE

76 Cheltenham Road

From an unpublished story 'A Few Chapters in the Life and Work of Allen George Brown (2008)'. Helen Barker, Beecroft Cheltenham History Group. Photographs: Nigel and Jennifer Hubbard (daughter of the builder).

In 1946 Allen Brown purchased for £180 a piece of land on the corner of Cheltenham Road and Castle Howard Road, with the intention of building his family home on it. Many other people before him had looked at the land but considered it 'too rough, too expensive, too hazardous, and too difficult to build on'.

Allen George Brown was a civil engineer who had been employed by the Public Works Department at Newcastle, Port Kembla, and Coffs Harbour, where he worked in the harbours making breakwaters with pre-cast concrete blocks. A later job was in the electricity industry, where he was one of the staff supervising the building of Penrith and Liverpool power stations. At a time when bricks and roof tiles were very difficult to obtain he had the skills to design his own home in concrete. He prepared all the drawings for two designs of the house, the first a single storey house with a pitched tile roof, but this design was discarded because a large rock was uncovered early in the investigations. A second design prepared by him was for a house with a flat concrete roof and walls and this was the one used. It was a family affair. Allen's brother, Vincent Brown, was a quantity surveyor. His father, Herbert Brown, was a very experienced builder of small cottages around Pennant Hills and also supervisor of much larger buildings in many places, such as churches and halls. He became the builder of the concrete house with Allen as his offsider, who took long service leave to work on the project.

Building a house of reinforced concrete was rare in Sydney at that time, although concrete had been in use in Europe since the 1930s. In these days before computers, the details of the concrete and reinforcing steel were calculated with a slide rule only. At that time fourteen squares was the maximum size allowed under government building restriction, but as building materials gradually re-entered the market restrictions were lifted and Allen was able to add rooms on the flat roof. The only paid labour on the job was that of plumber and electrician. Herbert Brown, then in his sixties, worked three days a week on the job. When the major concrete pours were done on Saturdays, some additional helpers were needed. It was easier when Allen purchased a concrete mixer for £90 and he could spread the concrete in his own time. He later recorded:

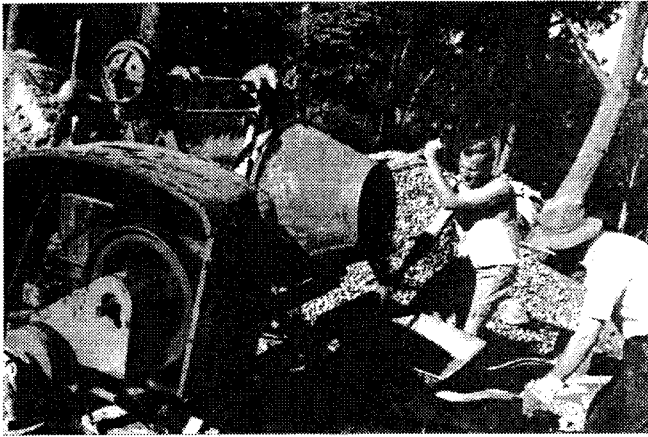
"No. 76 foundations were taken to rock, drainage being well provided for by a deep layer of ashes between the rock and the concrete ground floor. It had circular garage doors, a mural designed by my father in the lounge room, and an internal clothes chute in the bathroom to pass the dirty clothes etc to the laundry below.

All brick was laid in cement mortar, one part of cement, three parts of sand and ten percent lime to make it workable. As much of the brickwork is highly stressed, that is carrying a heavy load, I was more than satisfied to have a high content in the mortar. The concrete work is unique with its large wraparound cantilever slabs; continuous and curved beams were not common in an everyday house. Here again the concrete work was highly stressed; proportioning of the concrete had to be exact and kept to design mix which in most cases was one part of cement and a half part of sand and three parts of metal. I insisted upon the use of Nepean River gravel as it rolled easier into place around the reinforcing steel.

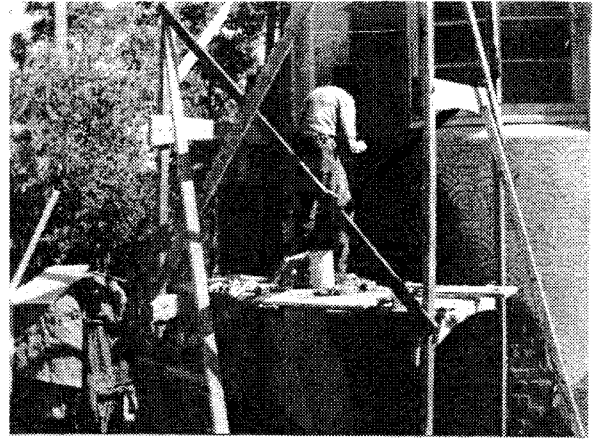
The outside is cement rendered, art deco finished. Inside, the walls and ceiling are cement rendered. In the large lounge room ceiling a rectangular pattern is embodied, while a plastered cast mural made by my father forms part of the wall near the staircase, which is an artwork of its own. The spiral staircase is a masterpiece, the variable tread widths making it easy to ascend and descend. The parquetry floor of the lounge, entrance lobby and study was supplied and fixed by George Hudson and contains hardwood from all Australian states."

By early 1950 the house was almost complete and Allen and his wife moved in.

"My father suffered a heart attack and I was compelled to ask him to rest. However, he rallied and a few months later parents from both sides of the family attended a small house-warming at which my father hung two of his oil paintings of Terrigal where he had his beach house. As my wife said to me that day, 'This house is a Brown-Built project'."



Mixing the Concrete



Marking the Art Deco Shell Design



The House Today

BCCT currently has 544 members. Membership subscriptions are our only source of income to finance the Trust's efforts. If you have not joined the Trust, please join now to help us continue our good work.

MEMBERSHIP RENEWAL/APPLICATION FORM 2011.

Fees are \$20 household (two adults), \$10 individual

Surname (1) First name (1)

Surname (2) First name (2)

Address Post Code

Street address preferred

Suburb

Phone Number (02) Mobile No.....

E-mail address

Membership fees \$ as noted below. Do you require a receipt? YES /NO

Post this form to PO Box 31 Beecroft with your cheque or

*Deposit fee BSB 062 113 Commonwealth Bank Beecroft Account 10068238 or

*Electric Funds Transfer from your bank account via computer BSB 062 113 Commonwealth Bank Beecroft Account 10068238. NB Use your name as reference.

**If you use either of these methods, please send a copy of this completed form or the same information to The Treasurer, PO Box 31 Beecroft 2110 OR e-mail to treasurer@2110.org.au so that we can update our records. Thank You*