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# BEECROFT - CHELTENHAM CIVIC TRUST

P.O. BOX 31, BEECROFT, N.S.W. 2119.

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**Bulletin 1-76**  
**February**

## ANNUAL GENERAL MEETING

The Annual General Meeting of the Beecroft Cheltenham Civic Trust will be held on Wednesday 18th February 1976, at St. Johns Hall, Beecroft, commencing at 8 p.m.

Reports will be presented by the President, Spencer Bough, and the Treasurer, Clive Huxtable.

The committee of 10, responsible for the day to day activities of the Trust, will be elected by the members present. Office bearers are elected by the Committee itself at its first monthly meeting.

The remainder of the meeting will be open for general discussion and comment and is traditionally the main "ideas" meeting of the year. If you have anything to say, constructive or critical, please come and say it- that's what the meeting is for.

At the conclusion of the meeting, generally about 10 p.m., supper will be served.

### WEDNESDAY 18th FEBRUARY

#### ANNUAL SUBSCRIPTIONS

Annual Subscriptions are now due for 1976, and if you are already a member you will receive a Subscription Notice with this Bulletin.

Please fill in, clearly, your name and address and return it to the Treasurer as soon as possible. Don't forget the name and address as it is the only way we have of recording your membership.

At the beginning of last year we reluctantly increased Subscriptions for the first time in 10 years. Regretably, we have to ask you to accept another increase this year to -

Adult membership	\$3.00
Family membership	\$5.00
Junior membership	\$1.00

A strong, representative membership is essential for the continued effective working of the Trust. We hope you will continue your support.

#### NEW BULLETIN FORMAT.

You will notice a change in this months Bulletin printing and format.

Production costs of the Bulletin have been steadily rising and we have had to make some changes to reduce these costs.

For the past couple of years a member of the Committee has been doing the layout of the Printer's typesetting, but now we are doing our own typing and layout, and we have reduced the "quality" of the print as well.

We hope that you will agree that this is preferable to reducing the number of Bulletins, and we know you will agree that it is preferable to paying even more in annual subscriptions.

#### CIVIC TRUST CONTACTS

P.O.Box 31, Beecroft, 2119.  
Spencer Bough, President, 86 4901.

One may only guess as to why the installation of the Copeland Road lights has been repeatedly delayed. Perhaps it was the widening of Copeland Road (now dropped), the Traffic Plan for Beecroft Centre (where is that now?) or the proposal for a new fire station.

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### THE YEAR IN BRIEF.

The major task of the year has been the preparation, by Geoff Armstrong, Clive Huxtable, Bill Freeburn and a small army of willing workers, of a first class document detailing a Plan of Resources Management for the whole of Pennant Hills Park, which is now being printed.

June Sanderson, Leslie Tregoning and Garry Fairweather organised a very successful E.J. Richards Trophy Poster Competition, which was won by Arden.

June Sanderson, Des Hillier and Alan Thomas have been researching desirable directions for the future development of Beecroft Shopping Centre.

A further application for the re-development of the Cheltenham B.P. Service Station has been rejected by Council after representations by many residents, and by the Trust. The Minister for Local Government will "bear our representations in mind" when considering future applications for re-development of the site.

Hornsby Council sought, at a Lands Board hearing, to prevent land occupied by the North Epping Bowling Club being sold to the Club, rather being leased as part of Pennant Hills Park. Council lost their case, but have appealed against the decision, which would create a dangerous precedent for the sale of Public Reserve land to sectional interests.

The Trust is having some success in its efforts to assist Council to enforce the Tree Preservation Order.

Representations to have privet and morning glory declared as noxious weeds are continuing through various channels.

Two poorly attended public meetings heard excellent addresses from Dr Harry Recher and Miss Val Swane.

Bill Greenhalgh is preparing a landscape plan for the new Beecroft Fire Station. The Trust offered assistance in this matter, which was taken up by the Board of Fire Commissioners. In the meantime you could help by not shortcutting across the grass.

A full report of the year's activities will be presented at the Annual General Meeting and your Committee are hoping for a large attendance as an indication of your support. If your neighbours are not members of the Trust please encourage them to come along. Everyone is welcome, whether a member or not, although, of course, only members have voting rights on any motions put and in the Election of Office Bearers.

Spencer Bough, President.

### OUTGOING COMMITTEE.

The 1975 Committee of the Trust comprised -

President	Spencer Bough
Vice President	Prof. K. Campbell
Vice President	Des Hillier
Corres. Secretary	Leslie Tregoning
Minutes Secretary	David Slade
Treasurer	Clive Huxtable
Bulletin Editor	Alan Thomas
C'tee members	June Sanderson
	Bill Freeburn
	Bill Greenhalgh
	Garry Fairweather
	and Geoff Armstrong, who was Chairman of the Pennant Hills Park Sub-Committee.

### MARALYA FREEWAY.

The Trust has written to Council supporting their opposition to the Maralya Freeway scheme, which envisages discharging traffic from the far western suburbs into Beecroft Road and Pennant Hills Road at their intersection.

### HORNSBY COUNCIL CONTACTS.

Hornsby Shire Council - 476 3333.  
Cr. Don Evans, Beecroft (Shire President) - 84 3318.  
Cr. Bill Hodson, Carlingford - 871 7317.  
Cr. Ron Payne, Epping - 869 7410.

## PENNANT HILLS PARK.

The preparation of a Plan Of Resources Management for Pennant Hills Park and adjacent areas, agreed to by Hornsby Shire Council about 12 months ago, is nearing completion. The planning committee hopes to have the document ready for presentation to Council within the next month or so.

The work has become more comprehensive than was originally planned due to the enthusiasm and dedication of those involved, and to the realisation by the committee that, for the Plan to be fully effective, it should include, with the owner's or lessee's approval, adjacent areas managed by the National Trust, Australian Boy Scout's Association, and Ku-Ring-Gai Council.

The collection of resource information and the determination of management policies to be recommended to Council and to the managers of the adjacent areas has been completed, and reproduction of the Plan is at present in progress.

Apart from its direct management value (if the recommendations contained therein are accepted by the Authorities concerned), the Plan will become a useful reference document for educational establishments and individuals using the Park. Before presentation to Council, it is proposed that the Plan be referred to The Royal Botanic Gardens to ensure its scientific accuracy.

It would be premature at this stage to reveal details of the management objectives contained in the Plan (it will Council's prerogative to consider and release these in due course). It can be stated, however, that, based on examination of the resource and its past use, these recommendations will cover in detail such matters as the objects of management, acceptable activities on the Park, access, visitor facilities, sport facilities, educational facilities, protection, hygiene, staff and plant, research needs, and future management.

The Plan has taken hundreds, possibly thousands, of hours of preparation by members of the Trust, interested individuals, and institutions. We hope that improved management and protection of the Park will ultimately justify the contributions made.

## CHELTENHAM RAILWAY OVERBRIDGE

Hornsby Council and the Public Transport Commission have been engaged in dialogue about the necessity to re-build the bridge over the railway at Cheltenham due to the deterioration in its condition. It has been suggested that the bridge should be widened at the same time.

Neither body appears to have the \$250,000 - \$300,000 necessary to do the work at the moment, although Council has included the project in its current submission to the Australian Government Grants Commission.

Admittedly the bridge is a bit narrow at the moment, but the increase in traffic that would be generated by a wider bridge may be the greater evil. Certainly, an increase in traffic through Chapman Ave has been noticed since the Chapman Ave bridge was upgraded.

What do you think? We'd like to be able to pass on your views, particularly if you live in Cheltenham Road.

## RE - ZONING.

11 residents recently petitioned Hornsby Council to re-zone about 3 acres (sorry, 1.2 ha) of residential land north of Chapman Avenue to a "more compatible use" due to great environmental changes in the area. It has been suggested that the area would be ideal for Commercial development such as offices.

The Committee doesn't believe that there is justification for re-zoning the area and has sought Council's assurance that this is not being contemplated. Council replied that any proposal would have to be dealt with and advertised in the usual manner, allowing adequate time for objections.

A further suggestion that Council may consider the purchase of individual properties, possibly for parking (!), where owners found difficulty in selling would be an incredible mis-use of Council's resources. Some of the traffic inundated residents of Sutherland Road and Copeland Road would consider themselves to be eligible for assistance along those lines, too!

One may only guess as to why the installation of the Copeland Road lights has been repeatedly delayed. Perhaps it was the widening of Copeland Road (now dropped), the Traffic Plan for Beecroft Centre (where is that now?) or the proposal for a new fire station.

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## FLATS.

The Trust Committee has been disturbed by the increasing numbers of "Flats to Let" ads for addresses in Beecroft and Cheltenham. As you are probably aware, the Council's Planning Scheme forbids the development of flats in areas zoned Residential 2(a), which cover all Beecroft and Cheltenham with the exception of the Business areas and the 2 blocks of flats in Beecroft Road.

It has been argued that the sub-letting of portion of their home as a flat is the only way some long time residents of the area can remain here, with increased Rates and maintenance costs imposing crushing burdens on fixed incomes.

We entirely agree that some solution to this problem should be found, as a forced move late in life can be psychologically, physically, and financially detrimental. A system where such a sub-division must revert to a single occupancy when it is no longer necessary (as is the case with Council approved accommodation for a resident's parents) seems to be an ideal solution.

Rate deferrals are another possible avenue, but many people object to the "charity" connotations of this form of relief, and, in any case, the Council needs the revenue and would be unlikely to welcome such a proposal. It wouldn't help with maintenance costs, either.

Many flat developments, however, are purely commercially motivated, with the landlord not living on the premises or even in the suburb.

We believe that these "illegal" flats, and they are in contravention of the law, should not be allowed to exist, and we are making representations to Council requesting investigation of cases which come to our notice.

Whether or not there should be any type of medium density housing in Beecroft or Cheltenham is a separate question, or Cheltenham is a separate question, and one which has exercised the minds and voices of Beecroft and Cheltenham residents many times over the years.

The point of our present discussions is that flats created without any Planning, Health or Building standards supervision are in existence where they should not be, in most cases purely for financial gain, while people with good and compassionate grounds for some assistance from renting part of their home are denied any help because they obey the law.

## E.J. RICHARDS POSTER COMPETITION.

The bi-annual Poster Competition conducted by the Trust was held again in August/September last year, and attracted about 600 entries from St. Gerard's, Roselea, Arden, and West Pennant Hills Primary Schools.

The entries were judged by Mr. Doug Albion, Art Director of the Readers Digest.

The winners were -

Group 1, aged 5-6 years.

- 1st- Dean Duckworth, 6.  
86 Lamorna Ave, Beecroft.
- 2nd- Tiffany Fozzard, 5.  
17 Bilarga Rd, Westleigh.

Group 2, aged 7-9 years.

- 1st- Christina Gretten, 7.  
Tristania Pl, Beecroft.
- 2nd- Peter Mellenism, 7.  
4 Lyndelue Pl, Carlingford.

Group 3, aged 10-12 years.

- 1st- Susan Coster, 11.  
20a Thorn St, Pennant Hills.
- 2nd- Nicky Harvey, 11.  
10 Leo Rd, Pennant Hills.

Book tokens were awarded as prizes for the individual winners, and the School with the best result in terms of the proportion of students submitting entries holds the Trophy Shield for the next 2 years.

This year Arden were again successful, taking the Shield from St. Gerard's.