



Beecroft-Cheltenham Civic Trust

INC - ABN 41449599554

PO Box 31, Beecroft 2119

www.bcct2119.com.au

27 July 2023

The General Manager
Hornsby Shire Council
P O Box 37
HORNSBY NSW 1630

Dear Sir,

**Objection to proposed modification to plans approved on 15 November 2021
pursuant to DA/713/2021
Pty: 37 Cheltenham Road Cheltenham.**

The Beecroft-Cheltenham Civic Trust objects to the above proposed modifications on the following grounds:

1. The now proposed location of the 'art studio' moves the footprint of this building closer to the street. This will significantly lessen the visual impact of this contributory heritage house to the Heritage Conservation Area. This house was designed to be in a park like setting, physically separate from other structures and the neighbouring (No. 35) house. This new building will now be physically intrusive into this space.
2. The new location of the 'art studio' destroys the existing lawn and front courtyard that was specifically mentioned as being retained on the original, approved, plans. The tree marked 7 on the original drawings will be removed and the existing gravel pathways along the front of the house and down its eastern side will be removed. This removes significant elements of the existing heritage garden and its contribution to the streetscape and placing this house within a garden setting.
3. While the latest drawings are unclear it appears that the "refurbished front driveway area" will put a driveway along the entire front of the house which is contrary to the original approved plans that allowed for a 'car reversing Bay' and 'maintain existing lawn area'. The placing of a driveway in front of the house is entirely contrary to its heritage period where the driveway did not impose on the fronting of the house to the street, was an un-intrusive landscape feature and there was a park like setting of the house. The dominance of the garage and solid concrete drives was a post WW2 feature inappropriate for a house of this period in a Heritage Conservation Area.

4. The re-positioning of the 'art studio' results in a much greater proportion of that building being immediately adjacent to the neighbouring significantly contributing house at No 35. This destroys the garden outlook from the neighbouring house and has a detrimental impact on the western light into the windows of that house. This does not maintain the value of this house as a significant contributing heritage house.

Finally it is submitted that inadequate heritage impact of the proposed modifications has been supplied in support of this application.

For these reasons the Trust objects to the proposed modifications to the 'art studio' and front driveway.

If Council staff do not reject the application, please mark this proposal for Chamber debate.

Yours faithfully

(sgd)

Roderick Best PSM
President