



**BEECROFT
CHELTENHAM**
CIVIC TRUST INC
the voice of our community

The General Manager
Hornsby Shire Council

Dear Sir,

This is the second objection from the Civic Trust regarding DA1578/2017 at 18 -20 Cardinal Ave Beecroft.

The Report on Affordable Housing

The Trust questions the adequacy of the report provided on the retention of Affordable Housing. The report attempts to address the matters to be considered but fails to convince the reader. Also by stating that Seniors Housing SEPP will provide suitable accommodation under the affordable housing SEPP is totally unacceptable. The two SEPPs have different aims.

The additional Heritage Report dated 24 March 2017

The Trust questions the interpretation of some of the heritage assessment criteria. The report concentrates on the built form in isolation of the setting and as a consequence dismisses the relevance of some of the criteria. The most obvious omission in the report is the lack of connection between the house and the heritage listed Fearnley Park. There is no reference at all and yet the nexus is obvious to the casual observer. The Trust acknowledges the fabric has been altered and additions built, but the Trust still considers the report as superficial and therefore unbalanced with reduced integrity, whereby the conclusion is unsatisfactory. It will be a shame if this original homestead is lost forever without more detailed assessment.

The Trust believes more assessment of the heritage of the house and its curtilage is essential. We also insist that Council's Heritage Committee be given the opportunity to comment on this DA. Also the Trust strongly recommends that a peer review is carried out if this current report is accepted. This house is significant to the history of Beecroft and it must be fully assessed before a determination is made by Council. An opportunity to retain part of the original fabric in any redevelopment may be an option to explore.

Yours sincerely,

Ross Walker
President
Beecroft Cheltenham Civic Trust

11 April 2017