



The General Manager  
Hornsby Shire Council

Dear Sir

**DA/259/2020 - 181-183 Beecroft Road, CHELTENHAM NSW 2119 - COMMUNITY FACILITY - CHILD CARE CENTRE**

The Trust strongly objects to the proposed development on the following grounds. The main concerns relate to heritage. The Trust request that our earlier requests emailed on 16, 17 and 20 April for an Interim Heritage Order (IHO) be considered as part of this objection. Also Council is requested to take into account the emails dated 16 and 17 April from the Chair of the Beecroft Cheltenham History Group requesting an IHO.

The Heritage report submitted by Graham Brooks appears to be limited in its assessment of the impact this proposed development will have on key elements of the Beecroft Cheltenham Heritage Conservation Area (HCA). For example, it fails to address in sufficient detail the impact the proposed development will have on the adjoining heritage listed former church, nor does it address the loss of curtilage around the northern side of the existing house which is visible from Cheltenham Road.

The proposed building located immediately behind the existing house will overpower and dominate the house with its bulk and scale. This visual perception is reinforced by the new building's continuous unbroken form.

The roof line of the proposed building will be clearly visible from Beecroft Road creating the visual impression of a continuous built form linking the existing house with the heritage listed former church at 179 Beecroft Road. This is considered intrusive and contrary to the key elements of both the house and the former church which were both designed to have wide spatial curtilages around them. This is a key element of the HCA.

The proposed building, when viewed from Beecroft Road and The Promenade, will intrude into the visual background space around the heritage listed former church at 179 Beecroft Road. The important visual curtilage element that exists around the former church will be severely diminished. This is made worse with the proposed building located within metres of the former church. This is contrary to the HCA.

The proposed physical linking of the new building with the existing house will destroy the important spatial curtilage at the rear of the house. The house was designed to have space surrounding it, including at the rear with its open outlook. By physically attaching the proposed building to the rear of the house, it will destroy that important spatial element that was part of the house's design. This is a key element of the HCA.

The upper sections of the proposed building will be very visible from Beecroft Road and will detract from the southern view of the existing house which has a roofline that accentuates the element of matching balance between the front and the rear of the house. This will be contrary to the key elements in the HCA.

As stated in the Trust's earlier correspondence dated 16 April, the tennis court becomes an important heritage element, providing that spatial element that clearly contributes to the house's setting. This is probably why the previous owner purchased the separate lot behind the house to provide this missing element. The tennis court also contributes to the spatial curtilage around the former church. This spatial separation provided by the tennis court creates a harmonic balance linking the church and the house. The proposed building, dovetailed between the two heritage items, will destroy this exceptional element.

The Trust understands the interior of the existing house is of exceptional quality with much of the original fabric unaltered. The proposed changes to the interior of house in order to change the use from residential to a business operation, will significantly alter the layout and possibly destroy a substantial amount of the internal fabric. This is contrary to the key elements of the HCA.

The garden on the northern side of the existing house is a significant contributory element to the heritage listed front garden, as the garden visually wraps around the house. There is an obvious and significant symmetry and is no doubt a factor that contributed to the heritage listing of the rest of the garden. The northern garden is clearly visible from Cheltenham Road and contributes to the exceptional setting of the house in partnership with the streetscape. So the northern garden is an important continuation of the heritage listed front garden creating an exceptional continuous curtilage around the house. This is a key element of the HCA.

The existing driveway and garaging on the northern side is spatially detached from the house by the garden. The drive is nonintrusive and contributes to the key elements of the house and garden and leads the viewer's view as they enter from the street. The existing pedestrian entrance with the stone pillars also present a balanced entrance from the street. The proposed driveway will destroy these contributory streetscape elements. This is contrary to the HCA.

The proposed car parking and driveway at the northern corner of the property will be raised about half a metre, creating a serious privacy, noise and amenity problem for the adjoining residential property at No 50 Cheltenham Rd. While the proposed dividing hedge is shown to be about 1.5 metres, this separation is still considered to be insufficient for the house at No 50 due to the level differences.

The proposed play space areas encroach noticeably into the heritage garden diminishing the extent of the heritage listed gardens that surround the house.

Many of the existing garden plants are likely to be incompatible with young children. Whether thorny or possibly poisonous, many of the plants that contribute to the heritage of the gardens may require removal. Both these matters are contrary to the HCA.

The depth of excavation for the proposed building is likely to exceed council's development controls. This is not appropriate in the HCA.

The depth of excavation will lead to a pump out for stormwater, which is contrary to Council's policy of encouraging gravity fed discharge

The location of the possible booster hydrants being located in the hedge next to the driveway is considered intrusive and a better location should be considered.

The rear (western) setback of the proposed building, adjoining the heritage listed former church, is less than the minimum 3 metres.

The fact that the proposed development for a child care centre adjoins another child care centre and both being under the same ownership, may not be considered a matter for consideration under the legislation. But there is a clear public assumption that both operations will be combined either formally or informally in the future, creating a combined child care centre of over 120 children. With heritage listed items at either end and a substantial building dove-tailed between, there is a strong potential for both heritage items to lose over time some of their key elements that contribute to the HCA.

In summary, 181 – 183 Beecroft Road is a unique and exceptional property both internally and externally, located in one of the most prominent gateway locations in the HCA. The total site including the tennis court is presents a total package that is worthy of complete heritage protection. Combined with the heritage listed former church next door at 179 Beecroft Road, this this total area from Cheltenham Road to The Promenade, is a unique example of the key elements in the HCA that is worthy of full heritage protection.

The local community and in fact NSW is fortunate to have such a fine example of interwar construction. The proposed DA is therefore, clearly, not in the public interest and should be refused. Finally, the whole of 181-183 Beecroft Road should be heritage protected with an individual listing.

Yours sincerely

Ross walker OAM  
President  
Beecroft Cheltenham Civic Trust

20 April 2020