

The General Manager  
Hornsby Shire Council

Dear Sir,

**DA/1052/2023 - 1-3 Wongala Crescent, BEECROFT NSW 2119  
Alterations & Additions - Shop Top Housing - Heritage**

The Beecroft Cheltenham Civic Trust objects to the proposed shop top housing on heritage grounds for the following reasons.

The Trust believes the Statement of Heritage Impact (SHI) tends to downplay the visual impact the proposed roof top addition will have on the streetscape. Of all the heritage related impacts this is considered the biggest issue.

The existing building was designed to make a statement to the streetscape with its distinctive parapet above. Parapets on shops during the Federation era were added for a reason. No doubt one important reason was to create a visual statement against a clear uninterrupted skyline

The Beecroft village plaza, constructed on the southern side of 1-3 Wongala Cres, respects that important skyline element by not intruding into the skyline of the parapet. See figure 3.1 and 3.2 in the SHI.

The approved high rise on the northern side at 5 Wongala Cres. will be taller than, and overlook, 1-3 Wongala Cres. But there will a well-defined spatial gap that provides an essential visual separation. Figure 6.2 and 6.3 in the SHI clearly show the visual separation.

The SHI on page 27 does comment on the visual impact of the roof top addition on the streetscape, stating *'the eastern facade of the addition is set back from the parapet to reduce the addition's visibility from the streetscape'*.

Page 27 further states *'The additional area is unable to fit within the existing footprint of the building. As the additions are set back from the facade, the two-storey brick facade and parapet will remain the dominant element within the streetscape'*.

The Trust does not support the above argument, instead believes the parapet's dominance is severely compromised by the roof top addition. Instead the proposed addition will present a visually cluttered array of assorted fabrics at various angles, colour and material that will distract from the clean visual lines of the parapet. This is obvious in Figure 6.2 in the SHI.

- The proposed addition with its limited floor space will not contribute to, or even be neutral in, the streetscape.
- In addition the proposed roof top addition will be clearly visible from the train station, the public road and railway gardens opposite. This has not been fully considered in the SHI.
- The SHI lists the parapet as being of high significance yet does not go into sufficient detail to explain why the roof top addition is not intrusive in the streetscape.
- The Trust believes the SHI has not sufficiently justified why the proposed addition is not visually intrusive on the heritage streetscape.
- Nor has the SHI explained why the existing shop top addition above No3 Wongala Cres. has not been used as a comparison which was deliberately set back from the parapet based on heritage.

In summary the Trust strongly believes any shop top addition must be set back further from the parapet so it is not visible from the street, similar to the earlier shop top addition that was approved in 2014, above No 3 Wongala Cres.

Yours Sincerely,

Ross Walker OAM  
Vice President  
Beecroft Cheltenham Civic Trust

5 November 2023