



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

The General Manager
City of Parramatta

Dear Sir,

DA/1175/2021 - 79 Murray Farm Rd Beecroft – Proposed demolition and three lot subdivision.

The Beecroft Cheltenham Civic Trust objects to the proposed demolition of existing dwelling and three lot subdivision for the following reasons.

The Trust understands that Council's Harmonisation Planning Proposal (HPP) was endorsed by Council on the 12th July 2021 and is currently with the state government for gazettal as Council's new LEP. As such, the Trust understands that the HPP, and not just the Hornsby LEP, should be considered in the DA assessment. We also note that the SEE attached to the DA appears to make no reference to the HPP.

The HPP proposes to increase the minimum area for battle axe lots from 500m² up to 670m². If this is still the case then the two battle-axe lots do not comply with the minimum lot size proposed in the HPP. As the HPP has already gone through an exhaustive assessment process, the Trust strongly believes that the intent of the HPP should take precedence over the older Hornsby LEP.

The Trust is also concerned about the adverse impact any future development on the proposed rear lot will have on the stand of large indigenous trees located along the southern boundary.

The existing house is an excellent example of the high quality dwellings constructed when the Murray Farm estate was subdivided in the 1960-1970's. The dwelling, with its noticeable setback and curtilage of indigenous trees, warrants an individual heritage listing. It would be in the public interest to retain and protect the property.

From a heritage perspective pending any proposed heritage listing it is submitted that the significance of the design and street presence of this house warrants heritage consideration. In undertaking this consideration, while "Plympton" at 107A Murray Farm Road is not immediately contiguous, the heritage importance of "Plympton" both as to its design and its connections with the prominent early Beecroft identity Charles Churchill Tucker, warrants consideration as to the deleterious impact a subdivision into three small blocks will have on the ongoing heritage significance of "Plympton". For more information on Tucker please refer to the Beecroft Cheltenham History Group website. www.bchg.org.au

In summary the Trust believes this proposed demolition and subdivision is clearly not in the public interest as it does not comply with the HPP and its objectives.

Yours sincerely,

Ross Walker OAM

Vice President
Beecroft Cheltenham Civic Trust
13th January 2022