



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

The General Manager  
Hornsby Shire Council

**DA/819/2021 - 29 Chapman Avenue, BEECROFT NSW 2119 - RESIDENTIAL - SINGLE NEW DWELLING**

Dear Sir,

The Trust objects to the demolition of the dwelling known as 29 Chapman Avenue Beecroft. The reasons are outlined below.

- The detailed heritage assessment report identifies the dwelling as a post WW2 'waterfall' style dwelling.
- The dwelling is essentially original.
- The curved front corner windows are large and representative of the 'waterfall' style.
- The curved windows are visibly prominent from the street.
- The existing gardens have been removed, leaving the dwelling lacking character with no contributory landscaping.
- The heritage assessment report is detailed and well researched and identifies other 'waterfall' style dwellings in Beecroft and Cheltenham. However the report concludes the subject dwelling does not contribute to the heritage precinct and describes the house as only neutral.
- The Trust disagrees with the heritage conclusion, as the existing dwelling clearly contributes to the heritage of the suburb.
- Currently the existing landscaping has been removed presenting the dwelling with no contributory gardens.
- In support of the Trust's position, a local architect describes the dwelling as a good ( albeit modest ) example of an Interwar Moderne Style, very worthy of retention, making a positive contribution to the HCA
- The Trust requests that Council seek a peer review of the heritage report

The Trust strongly believes the dwelling should be retained and not be approved for demolition as it could easily accommodate sympathetic additions with the contributory heritage elements of the dwelling retained.

Yours Sincerely,

Ross Walker OAM  
Vice President  
Beecroft Cheltenham Civic Trust  
6 September 2021