



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

The General Manager

Hornsby Shire Council

Attention Katherine Vickery, Manager Strategic Land use Planning

Dear Katherine,

Draft Heritage Action Plan – ref F2018/00162#18.

The Beecroft Cheltenham Civic Trust wishes to make the following comments on the Draft Heritage Action Plan. While our focus is on Beecroft and Cheltenham, some comments do apply Shire wide. The structure of this submission follows the actions outlined in Council's Plan.

The Trust has already provided Council an inventory of items that are considered to be contributory to the heritage of Beecroft and Cheltenham. The items were inspected by walking along the streets.

Attached is an expanded inventory that includes additional items along Beecroft Road in Cheltenham that were not inspected previously. The Trust has identified items, coloured red, that we believe should be individually listed in schedule 5. While the listing should be treated as indicative, it should nonetheless be considered by Council to be a valuable starting point. The Trust also welcomes further discussion on items listed in the inventory and the comments below. Council is also requested to consult with the Beecroft Cheltenham History Group (BCHG) as they have extensive records of Beecroft and Cheltenham.

Yours faithfully,

Ross Walker OAM

President

Beecroft Cheltenham Civic Trust

26 August 2019

COMMENTS

Listed Priorities.

The Trust notes that the listed actions have been prioritised into three categories, high, medium and lower, with a dominance of actions in the high category. Due to time and resource constraints, there is probably a need to further prioritise the high priority actions. Any actions associated with LEP reform will take time due to the legislative process involved.

The trust strongly suggests that council concentrates on updating the DCP for two reasons. Council has control over the DCP and can implement urgent changes quickly with the option to make additional changes later. Secondly, the existing heritage precincts will provide a high degree of protection for items not individually listed but located within the precincts. For potential heritage items not individually listed outside a heritage precinct then the DCP can be updated to request such items receive a higher level of assessment. Similar to what occurs with major infrastructure projects when unknown archaeological items are uncovered.

Another high priority action to act on immediately would be to have the staff available to enable any urgent actions to be handled professionally and quickly, including some of the other smaller actions listed.

Background Studies

A new history. The Trust supports the need to update the history of the Shire. The first heritage study was completed about a generation ago and legislative, cultural, and environmental issues are now noticeably different. Legislative changes alone, together with continual development, have allowed significant changes to our heritage. History is not static and recent changes should be recorded in the history study as it is part of our heritage.

Aboriginal heritage in the Beecroft Cheltenham area is supported but is likely to be of lesser importance compared to other suburbs in the Shire.

Archaeological heritage studies are likely to be relevant to Beecroft and Cheltenham due to the age of the suburbs but also because a significant amount of the infrastructure and buildings have remained unaltered since they were originally constructed. Construction methods today often involve massive changes to the whole of the development site, including loss of associated structures like original gardens and their layouts. This method of construction can lead to a total loss of any remaining historical items. Therefore a precautionary approach is needed before any major construction occurs and appropriate wording should be written in the planning controls to reflect this issue.

A new heritage landscape study is fully supported. In Beecroft and Cheltenham there are many landscape elements on private properties and in the streets that contribute significantly to the heritage of the precinct. While canopy trees tend to receive attention, often the understorey is

ignored and subsequently lost to development. There are many landscaped gardens consisting of mature shrubs, like camellias and azaleas that are many years old, that should be recognised as being contributory elements in the planning controls.

The natural drainage lines in many of the streets, with no concrete kerb and gutter, also make a significant contribution to the streetscape. Where practicable these natural drainage lines should be retained. Other examples include grass road verges that soften the road and create a strong highly visible natural streetscape; where residents take pride in maintaining these grassy verges. Also street trees, many dating back to the original subdivisions, should be listed and protected. And as they age, replaced with similar species so the key elements of the street are not diminished or lost.

Update the landscape management processes is a logical follow on from the previous action, being a study. Council is expending a lot of resources with its current tree strategy and it is vital that there is a maintenance plan in place so future generations can enjoy the efforts of today. To add to this current strategy there must be an ongoing plan to constantly review the plantings as trees die and also identifying new areas for additional plantings. Note though, with the inevitable changes to our climate, Council must be mindful of how problems such as extreme weather conditions can be managed to minimise future biodiversity loss. This is where the natural drainage lines and grass road verges mentioned above, that allow water to be absorbed into the ground, can benefit plants. Where there is existing concrete kerb and gutter perhaps weep holes can be drilled in the concrete gutters which will allow water to soak in rather than simply run off as excess stormwater.

Community Engagement and Promotion of Heritage

The Trust supports every action listed under this heading. It is essential that the community is engaged so they understand and are part of the journey. It is often the case that assets are not fully appreciated or valued till after they are lost. This must be ongoing of course.

Interpretation Strategy

The Trust supports such a strategy that, in a way, is well overdue. The BCHG has published some material on local identities and items of interest but interpretative signage would be an invaluable tool for educating the community.

LEP Review

Reviewing the existing schedule of items as a first step makes sense. Council will be aware of existing anomalies, such as where a garden is listed but the actual house which is more significant, is not. The Trust's attached inventory should assist in this process.

Targeted identification of new listings is supported of course but the Trust notes the focus area is not Beecroft and Cheltenham but rural and outer areas. The attached inventory listing identifies a number of properties worthy of immediate assessment and listing. Not giving Beecroft and

Cheltenham the same degree of priority as other areas may be detrimental in the short term with a loss of potential heritage items.

The review of heritage conservation areas has merit. For example, there is a strong likelihood there will be a number of post WW2 properties worthy of listing. The Trust has not attempted to assess dwellings less than 70 years old, yet it is highly likely to be a number of dwellings and gardens in Beecroft characteristic of the 1960's and 1970's that were built when the semi rural farmlands located away from the train station were subdivided. Many of these dwellings are high quality with maintained gardens. They are also now 50 years old and should be considered. Some of these properties may also have a social history that is worth assessing. Again the BCHG should be able to assist.

An amendment to Schedule 5 is urgently required. The Trust understands that the first heritage study had a limited budget and involved a drive around the suburbs only. Consequently many items worthy of individual listing were missed. Council, in amending schedule 5 in the LEP with a comprehensive heritage study, should seriously consider many of the items flagged for listing in the Trust's attached inventory.

As part of the LEP review, Council should specifically review the impact the seniors housing SEPP has had on the suburbs of Beecroft and Cheltenham, as well as all suburbs across the Shire. The Trust strongly believes the majority of seniors housing sites approved so far are not in character with our heritage precincts. The seniors developments are more consistent with R3 medium density development, and not the existing R2 low density zoning. If there is an issue with the LEC, then perhaps stronger clauses in both the LEP and DCP may be required, strengthening Council's defence when challenged in Court.

The Trust acknowledges that there is a demand for this type of housing within the suburb and if housing like that allowed under the seniors SEPP is allowed in the heritage precincts, then there must be tighter planning controls out in place to avoid the unacceptable developments of the past, with its minimal setbacks, excessive bulk and scale, and significant loss of vegetation in the longer term, all contributing to the detriment of the very elements that are part of the heritage of the suburbs. The Trust welcomes a discussion on this issue.

DCP Review

The Trust strongly requests that Council strengthens the heritage chapter of the DCP. Recent development over the past 20 years has exposed glaring omissions in the DCP, resulting in poor quality development. Suggested changes are listed below.

1. If a property is not individually listed and is found to have heritage significance, the DCP must insist that, before any development occurs, or during construction, a full heritage

assessment is required and if necessary the development is to be altered to reflect the recommendations of the heritage assessment.

2. Regardless of the zoning, heritage must have a higher priority in any assessment than what has occurred previously.
3. Individual trees or groups of trees, that are regarded as contributing to the heritage of the area, should be protected and be listed accordingly.
4. Curtilages around dwellings must be protected, including at the rear of the dwelling. Streetscape and curtilage are both key heritage elements in Beecroft and Cheltenham. The majority of the older properties were constructed on large lots with extensive setbacks both front and side, but also at the rear for extensive gardens, large specimen trees and outbuildings that were ancillary to the main dwelling. The front and side curtilages of the older dwellings are vital elements that influence the streetscape and must be preserved and not compromised by intrusive development. Often retaining a large rear curtilage is as important as the front and side curtilages. By diminishing the depth of the rear curtilages, the important front and side curtilages are often compromised when intrusive development such as carports and garages can't be located at the rear but end up in the front or side. This is often the end result when the rear of large properties are subdivided off for another dwelling.
5. Contributory dwellings, and curtilages, must not be compromised, like removing eaves from the existing dwelling facing the street or destroying camellias along the side boundary, in order to allow access for a proposed subdivision at the rear.
6. Nor should contributory trees be removed to allow access for proposed development at the rear or side.
7. Old landscaped gardens with traditional plantings of shrubs, like camellias, should be assessed as part of the streetscape and protected if they have heritage significance. Many of these plantings are old and have taken many years to become established and should be assessed as contributing to the streetscape.
8. Priority be given to protecting mature trees, like 200 year old Turpentine and Angophoras that could live another 200 years. These majestic trees are likely to outlive the new dwellings being built today. They must be protected at all costs.
9. Referring to point 8 above, the DCP should be worded to give priority to retaining trees over the positioning of dwellings. In other words if the tree is compromised by a proposed dwelling then the tree gets precedence over the dwelling, and that the dwelling has to be relocated or reduced in size.
10. No subdivisions should be approved if significant trees are likely to be compromised. This should mean no development allowed within the tree's root zone.
11. Noxious weeds should be removed off properties as part of any development. No point in protecting trees when weeds can slowly kill them over time.
12. There should be stronger controls to manage weeds on existing properties.
13. Trees planted as conditions of development approval should be managed and regularly inspected till they are protected under the TPO. Bonds could be a requirement as well so owners do protect the new and existing trees.
14. Various Council departments must consult with each other, and give reasons for any decisions made. For example if there are trees onsite then the planner must consult the arborists or biodiversity section and both parties agree on any decisions made.
15. The DCP should incorporate a visionary approach to vegetation preservation, in that the planning controls influence what plantings will be best to contribute to the heritage in the future. Climate change, including water restrictions, needs to be considered as well.
16. With the increasing impact of climate change many older dwellings, which are not very energy efficient, may require significant alterations to improve their liveability. So Council may require more flexibility in incorporating energy efficiency elements in heritage listed

dwellings. This may involve significant alterations such as insulating internal walls and ceilings yet retaining key heritage elements.

17. Construction methods today often involve massive changes to the whole of the development site, including associated structures like original gardens and their layouts. This method of construction can lead to a total loss of any remaining historical items. Therefore a precautionary approach is needed before any major construction occurs and requirements should be written into the appropriate planning controls.
18. There should be stronger controls to avoid new dwellings built on rear lots that adversely impact on the dwelling in front that is facing the street. The roofline of the dwelling in front should be framed by vegetation and not framed by a dwelling that visually appears to be on top of the front house and blotting out the skyline.
19. Seniors housing under the SEPP, must be managed better with tighter planning controls if permitted in heritage precincts.

The Trust strongly supports the concept of classifying all items in heritage precincts into three categories, contributory, neutral and non-contributory (or intrusive) items. The Trust also supports the use of mapping as a tool and also including additional controls in the DCP.

Heritage Inventory Sheets

Updating and reviewing the information in the existing inventory sheets is a logical first step and is supported. As stated above there are number of omissions in the existing inventory sheets.

Heritage Management Policies and Procedures

The Trust strongly supports Council having a full time in-house heritage specialist. With heritage becoming more important in many of Council's suburbs such a position is essential and easily justified.

The Trust also supports the training of key staff in heritage matters. That training should include key engineering and environmental staff.

The Trust strongly supports improved referral procedures, but would like to go further and make referral compulsory with final decisions being agreed to by both parties. For instance, if a development is likely to involve changes to a mature garden, then the appropriate Council officer must be requested to provide advice on the heritage significance of the shrubs and then, any decisions must be based on mutual agreement. The same procedure should be applied to maintenance issues such as weeds onsite. Also the engineers should be consulted on the need for kerbing. There are plenty of examples where lack of internal consultation has resulted in inappropriate development in the past.

It is vital that the inventory sheets and Schedule 5 remain relevant and kept current by constantly reviewing new items.

The management of council owned heritage assets and the training of staff is a sensible action.

Heritage Inventory for Beecroft and Cheltenham

Albert Road

Beecroft	Blue gum in rear garden	9 Albert Road	Lot 5, DP 18182	Local	34
Beecroft	House and garden	29B Albert Road	Lot 105, DP 601734	Local	35

Street No	Item house/garden/feature	Comment
5	House	1950's brick
17	House	Circa 1920 worker's cottage in original condition
34	House	Circa 1940 Glenwood with gardens
45	Cottage	Circa 1920 Weatherboard
49	Cottage Dunedin	Circa 1930 Brick with stain glass windows
53	House	Circa 1930 brick but altered
56	House	Circa 1920 Weatherboard, wide lot, high side of street indicating it was the original home.
	Street trees	Indigenous trees around Jacinta Close

Austral Avenue

Street No	Item house/garden/feature	Comment
3	Stone Fence	1940's brick house – garage below
13	House	1950's weatherboard – garage below
29	House	1940's weatherboard
35	House	1950's red textured brick
4	House	1950's Fibro – hopper windows
16	House	1910's weatherboard
32	House	1900's weatherboard bungalow
34	House	1940's brick

Heritage Inventory for Beecroft and Cheltenham

Beecroft Rd

Beecroft	Fence and gardens	2, 2A and 4 Beecroft Road	Lots 5–7, DP 237733	Local	36
Beecroft	Blackwood House and garden	8 Beecroft Road	Lot 1, DP 236171	Local	37
Beecroft	“Red Hill”	21 Beecroft Road	Lot 2, DP 232683	Local	38
Beecroft	House and garden	44 Beecroft Road	Lot 1, DP 407029	Local	39
Beecroft	House and garden	45 Beecroft Road	Lot A, DP 377005	Local	40
Beecroft	“Glenbower”	52C Beecroft Road	Lot 2, DP 522487	Local	41
Beecroft	House	59 Beecroft Road	Lot 1, DP 7380	Local	42
Beecroft	House	61 Beecroft Road	Lot 10, DP 565264	Local	43
Beecroft	“Lorne”	63 Beecroft Road	Lot 21, DP 553564	Local	44
Beecroft	House	83 Beecroft Road	Lot 12, DP 758074	Local	46
Beecroft	“Waveney”	84 Beecroft Road	Lot A, DP 317698	Local	47
Beecroft	House	86 Beecroft Road	Lot C, DP 434825	Local	48
Beecroft	Beecroft Public School (excluding grounds)	90–96 Beecroft Road	Lots 1–5, Section 3, DP 758074; Lot 1, DP 323129; Lot 1, DP 384982; Lot 1, DP 104459; Lot 1, DP 122581; Lot A, DP 100859; Lots 2 and 3, DP 539122; Lot 1, DP 122580	Local	49
Beecroft	“Vintage Cellars” building	100 Beecroft Road	Lot 1, DP 1168541	Local	50
Beecroft	“Nakinda”	104 Beecroft Road	Lot 2, DP 609098	Local	51
Beecroft	House and garden	110 Beecroft Road	Lots 5 and 6, Section 1, DP 758074	Local	52
Beecroft	Beecroft Community Centre	111 Beecroft Road	Lot 1, DP 121947	Local	53
Beecroft	The Village Green, Boer War Memorial, World War I and II Memorials	111X Beecroft Road	Lot 979, DP 822292	Local	54
Beecroft	House and garden	112 Beecroft Road	Lots 1 and 2, DP 455469	Local	55
Beecroft	“Ravenhurst” and garden	114 Beecroft Road	Lot 6, DP 221391	Local	56
Beecroft	“Carmel”	115 Beecroft Road	Lot 1, DP 1172114	Local	57
Beecroft	Garden, fence and hedge	116 Beecroft Road	Lot 5, DP 214705	Local	58
Beecroft	House	118 Beecroft Road	Lot 1, DP 501547	Local	59
Beecroft	“Romana House” and garden	130 Beecroft Road	Lot A, DP 15298	Local	61
Beecroft	“Combanning”	140 Beecroft Road	Lot 1, DP 504734	Local	63
Beecroft	Fence, posts and garden	142 Beecroft Road	Lot 114, DP 1136664	Local	64
Beecroft	“Brunoy” (Chesalon Nursing Home)	144–146 Beecroft Road	Lots 15–17 and 34, DP 6280	Local	65

Street No	Item house/garden/feature	Comment
	Trees	Indigenous trees in street north of Albert
28	House Essington	Circa 1910 brick with veranda, first i/g pool in Beecroft
30	House	Circa 1910 weatherboard
38	House	Circa 1930 brick with verandah
47	House	Circa 1930 brick
52	House	Circa 1940 brick stucco render? check
53	House	Circa 1920 weatherboard
55	House	Circa 1940 brick
56	House	Circa 1910 weatherboard
68	House	Circa 1930 brick (demolished 2018)
70	House	Circa 1920
122	House	Circa 1910 brick
126	House	Circa 1920 brick modified at front
132	House and land	Circa 1920 brick, lawns on large lot
136	House and gardens	Circa 1920 brick sandstone features
138	House	Circa 1940 brick
142	House and fence	Circa 1940 brick, wide lot, fence already listed
143	House and gardens - Kountry Blue	Circa 1920, brick, veranda, slate roof, double lot
149	House	Circa 1910 double lot modified
151	House "Grenada"	Circa 1920 brick, corner Murray Rd
157	House and gardens	Circa 1920, brick
159	House	Circa 1930, brick, next to high school.

Heritage Inventory for Beecroft and Cheltenham

Beecroft Rd Cheltenham

Cheltenham	“Lauriston”	150 Beecroft Road	Lot 2, DP 373724	Local	260
Cheltenham	“Quambi”	152 Beecroft Road	Lot 102, DP 600100	Local	261
Cheltenham	“Mosbrae”	157 Beecroft Road	Lots 2 and 3, DP 71323	Local	262
Cheltenham	House	158 Beecroft Road	Lot 4, DP 530116	Local	263
Cheltenham	House	170 Beecroft Road	Lot 2, DP 931641	Local	264
Cheltenham	House	174 Beecroft Road	Lot 1, DP 527556	Local	265
Cheltenham	Former church and grounds	179 Beecroft Road	Lots 83 and 84, DP 9085	Local	266
Cheltenham	Garden	183 Beecroft Road	Lots 79–81, DP 9085	Local	267
Cheltenham	“Edensor”, garden, stable and wall	203 Beecroft Road	Lot 13, DP 844078	Local	268

Street No	Item house/garden/feature	comment
154	House and garden	Circa 1920 brick, modified, 2 storey
160	House	Circa 1910 brick
162	House – Crichel	Circa 1910 brick slate roof
164	House	Circa 1900 brick painted
166	House	Circa 1900 brick painted
172	House – although altered	Historic significance as former shop and petrol station, the only commercial enterprises allowed in Cheltenham
178	House, minor alterations	Circa 1910 brick
182	House, minor alterations	Circa 1910 brick
194	House, modified	Circa 1920 brick
196	House, modified	Circa 1930 brick
200	House, modified	Circa 1920 brick
202	House, modified	Circa 1930 brick rendered
208	House, modified	Circa 1900 brick
210	House, minor alterations	Circa 1900 brick
183 above	Add house	Circa 1920 brick plus interior. Also tennis court.
189	House, minor alterations	Circa 1900 brick
191	House, minor alterations	Circa 1900 brick
193	House, minor alterations	Circa 1910 brick rendered
203 above	Add house	Also all the gardens, originally included the recreation club at rear
205	house, altered	circa 1930, brick
213	House, minor alterations	Circa 1900 brick

Heritage Inventory for Beecroft and Cheltenham

Boronia Avenue

Cheltenham	House	24 Boronia Avenue	Lot 1, DP 391071	Local	269
Cheltenham	House	32 Boronia Avenue	Lot 1, DP 556740	Local	270
Beecroft	Street trees	Boronia Avenue	Road reserve (between Kirkham Street and Mason Avenue)	Local	66
Beecroft	Gardens	2-4 Boronia Avenue	Lots 1 and 2, DP 360108	Local	67

Street No	Item house/garden/feature	Comment
	Street trees	Road formed around the retention of trees
4	House – Copley	Circa 1920 brick, painted, modifications
3	House - Wailana	Circa 1930 brick, painted, modifications
6	House	Circa 1920 brick, modified
5	House	Circa 1930 dark brick
12	House	Circa 1920 brick rendered, modified
22	House	Circa 1920 brick modified
24	House and garden	Circa 1910 sandstone
26	House and garden - Strath Carron	Circa 1910 brick , set well back, wide, sand stone fence
27	House	Circa 1930 brick
29	House	Circa 1930 brick
31	House	Circa 1930 brick
33	House	Circa 1920 brick , modified
37	House and gardens – Ashton	Circa 1900 brick , house set back
39	House and gardens	Circa 1910 brick, house set back
28	House and gardens	Circa 1910 brick
30	House	Circa 1930 brick
32	House and gardens	Circa 1910 brick
34	House and gardens - Tarawera	Circa 1910 brick
38	House	Circa 1910 brick and painted
40	House	Circa 1940 dark brick , modified
41	House	Circa 1940, rendered, with sand stone fence
44	House – Avilion	Circa 1910 brick
	Streetscape	No kerb and gutter, plus trees, plus narrow pavement creates country village atmosphere.

Heritage Inventory for Beecroft and Cheltenham

Burns Road South

Street No	Item house/garden/feature	Comment
4	House	1950's – stone chimney
6	House	1940's Fibro & Weatherboard Addition
8	House	1940's brick with stone chimney
16	House	1950 brick & recent sympathetic addition
	Streetscape	No kerb and gutter and trees

Cardinal Avenue

Beecroft Street trees Cardinal Avenue Road reserve Local 68
 (between Copeland
 Road and Pennant
 Hills Road)

Street No	Item house/garden/feature	Comment
	Street trees	Bluegums are the prominent species

Castle Howard Rd

Beecroft Street trees Castle Howard Road Road reserve Local 69
 Beecroft Bushland reserve— 23X Castle Howard Lots 537–539, DP Local 70
 Beecroft and Road 752028; Part Lot 540, DP 752028;
 Cheltenham Parks Lots 541–544, DP 752028; Lot 931, DP 752028; Lot 13, DP 842090

Street No	Item house/garden/feature	Comment
	Streetscape	No kerb and gutter, bushland setting

Heritage Inventory for Beecroft and Cheltenham

Chapman Avenue

Beecroft	Street trees	Chapman Avenue	Road reserve (between Cardinal Avenue and Beecroft Road)	Local	71
Beecroft	St. John's Anglican Church	9 Chapman Avenue	Lot 1, DP 1052911	Local	72
Beecroft	House	41 Chapman Avenue	Lot 41, DP 1105341	Local	73

Street No	Item house/garden/feature	Comment
12	House and garden	Circa 1930 wide lot, house with large setback, mature exotic trees. (red cedar?)
15	House	Circa 1940 brick
17	House and garden	Circa 1910, brick on sandstone, gardens, stone fence, extensions at rear.
20	House and gardens	Circa 1910 brick, veranda, large trees
23	House	Circa 1930 brick, large lot extended
26	House	Circa 1920 weatherboard
30	House	Circa 1920 brick
34	House	Circa 1920 brick
38	House	Circa 1920 brick
35	House and garden	Circa 1920 Dark brick windows, front fence, rear extensions, original lot. Oak tree in street. (Anthony Horden acorn)
37	Garden trees house	House 1929 but altered. Nancy's seat at front, Oak tree in street (Anthony Horden acorn)
48	House	1960 flat roof, unusual, check architect
49	House and garden	Circa 1950, architecturally designed, setback to street, gardens and stone fence.
51	Cottage and gardens	Circa 1920, original workers cottage, American red cedar, original lot and gardens.
58	House and garden	Circa 1940, cream brick, curved, wide original lot, garden trees, palm in street
68	House	Circa 1940, 2 storey, wide lot, large Blackbutt at front
	Streetscape	Trees in street at western end, also no kerb and gutter contributes to heritage.

Heritage Inventory for Beecroft and Cheltenham

Cheltenham Rd

Cheltenham	House	8 Cheltenham Road	Lots 138 and 139, DP 12364	Local	271
Cheltenham	House	10 Cheltenham Road	Lots 136 and 137, DP 12364	Local	272
Cheltenham	Garden	22 Cheltenham Road	Lot 9, DP 18542	Local	273
Cheltenham	House	76 Cheltenham Road	Lot 8, DP 1062651	Local	274

Street No	Item house/garden/feature	comment
7	House	Circa 1940 brick dark double lot
16-18	House and garden	Circa 1930 brick , veranda, gardens and court
20	House and garden	Circa 1940 brick, gardens. Porter's house on corner, gate and sundial
24	House	Circa 1930. Possibly art deco (Dr Becker)
19	House and garden	Circa 1920, brick, sandstone veranda, wide lot
32	House	Built for Miss Susan Arnott, not particularly attractive house, front yard paved.
34	House and garden	1914's Arnott's house, recent extension over garage well done, beautiful garden with typical palm trees
37	House and garden	House in fairly original condition 1910's?
46	House and garden	Circa 1920
47	House and garden	Circa 1920
48	House and garden	Circa 1930
50	House and garden	Circa 1920
49	House and garden	Circa 1900
51	House	C1920, single storey. Fairly original condition
53	House	Malahide C1910, single storey well maintained
61	House	Circa 1920, behind walls at corner Beecroft Rd
68	Front fence	Original sand stone
66	House	1920 weatherboard, angled with turrets.
60	House	Circa 1910 brick
69	House	Circa 1900 brick
67	House	Circa 1900 weatherboard
65	House	Circa 1900 weatherboard
56	House – Normanton	Circa 1910 brick
54	House	Circa 1910 brick
52	House	Circa 1900 brick
72	House	Circa 1920 brick, sand stone foundations. Added storey
73	House	Circa 1900 weatherboard

Heritage Inventory for Beecroft and Cheltenham

Copeland Rd

Beecroft	Footpath	Copeland Road (east—between 138– 154 Copeland Road)	Road reserve	Local	74
Beecroft	House and garden	71 Copeland Road	Lot 3, DP 219007	Local	75
Beecroft	House	84 Copeland Road	Lot 4, DP 7931	Local	76
Beecroft	House	106 Copeland Road	Lot X, DP 417346	Local	77
Beecroft	House	116 Copeland Road	Lot C, DP 4369	Local	78
Beecroft	Fence and garden	121 Copeland Road	Lot 241, DP 1142973	Local	79
Beecroft	House	127 Copeland Road	Lot 101, DP 842903	Local	80
Beecroft	“Chetwynd”	138 Copeland Road	Lots A and E, DP 385708	Local	81
Beecroft	House	148 Copeland Road	Lot 1, DP 205047	Local	82
Beecroft	Garden	149 Copeland Road	Lot 1, DP 12464	Local	83
Beecroft	House and garden	151 Copeland Road	Lot 2, DP 12464	Local	84
Beecroft	House	153 Copeland Road	Lot 7, DP 1014512	Local	85
Beecroft	House and garden	154 Copeland Road	Lot 2, DP 596145	Local	86
Beecroft	“Holme Lacey” and garden	155 Copeland Road	Lot 1, DP 1014512	Local	87
Beecroft	Garden	156A Copeland Road	Lot 14, DP 604271	Local	88
Beecroft	House	157 Copeland Road	Lot 5A, DP 382779	Local	89
Beecroft	House	159 Copeland Road	Lot 11, DP 556232	Local	90
Beecroft	House and garden	161 Copeland Road	Lot 6, DP 242297	Local	91
Beecroft	“Aston”	162 Copeland Road	Lot 1, DP 622711	Local	92
Beecroft	House and garden	163 Copeland Road	Lot 81, DP 577380	Local	93
Beecroft	Munitions shed	177E Copeland Road	Lot 111, DP 1027063	Local	94
Beecroft	House	188 Copeland Road	Lot 3, DP 368286	Local	95
Beecroft	House	190 Copeland Road	Lot 4, DP 368286	Local	96

Street No	Item house/garden/feature	Comment
80	House	Circa 1930 brick ‘Gent’s Residence’
83	House	Circa 1930 brick
87	House	Circa 1920-1930 brick Californian bungalow
91	House	Circa 1940 brick
92	House	Circa 1930 brick, corner Hull Rd
95-97	Gardens and fence	Circa 1940 Strathhaven and sandstone fence along front.
96	House and garden	Circa 1910 and quality garden and trees
98	House and low fence	Circa 1920 on wide lot with low s/s fence
99	House and gardens fence	Circa 1910 Strathallen set back on lot with sandstone fence at front
105	House	Circa 1910 brick modified
107	House	Circa 1920 brick stucco
108	House and gardens	Circa 1920 brick stucco Californian , gardens

98	House	1920s Californian bungalow
89	House	1920s Californian bungalow
88	House	1910 small cottage
112	House	Circa 1920 painted brick extended, Ruth Cracknell's house
115	House	Circa 1920 brick stucco Californian bungalow, native trees at rear, modified
110	House	Circa 1890 weatherboard
116	House	Circa 1930 brick stucco
106	House and gardens	1900's Federation brick, modified
118	House	Circa 1920 brick modified with 2 storey
120	House	Circa 1920 Parbury, extended at rear
121	House	1890's Bangor slate roof + sympathetic extension

Heritage Inventory for Beecroft and Cheltenham

Fiona St

Beecroft House 23 Fiona Road Lot 1, DP 873791 Local 97

Street No	Item house/garden/feature	Comment
37	House	Circa 1930 brick
39	House	Circa 1940 brick
3	House	1920's brick
5A	House – garages below	1930's brick-steel window frame/ stone sills
9	House	1960's 2 storey cream brick & balconies
17	Not accessed	Battleaxe lot – old fence entry
19	Not accessed	Battleaxe lot – old fence entry
23	House – 'Cambewarra'	1920's & sympathetic addn
25	House	1940's – large fibro/stucco?
27	House - Carinya	1940's – painted brick
29	House	1940's brick – 2 sty mansard 1900's addn
31	House	1920's brick 2 sty brick Empire style
33	House	1940's stucco
35	House	1950's weatherboard
37	House	1930's brick
39	House	1940's brick
41	House	1940's brick
45	House	1920's weatherboard
8	House	1940's brick
10	House and gardens	1900 Federation – recent symp addn
18	House	1940's brick - symp addn
20	House – 'Braecliffe'	1910's brick & symp addn
22	House	1930's brick
24	House	1910's brick – symp 2 sty addn in 1980's
30	House	1940's brick – Housing Commission style
34	House	1940's fibro & weatherboard – 2 sty
36	House	1940's brick
38	House	1950's 2 sty Tudor style

Heritage Inventory for Beecroft and Cheltenham

Hannah St

Beecroft	Street trees	Hannah Street	Road reserve (between Pennant Hills Road and Beecroft Road)	Local	98
Beecroft	“Eltham” and garden	5A Hannah Street	Lot 101, DP 775322	Local	100
Beecroft	Beecroft Post Office	5B Hannah Street	Part Lot 6, SP 72498	Local	101
Beecroft	House, garden and outbuilding	28 Hannah Street	Lot 1, DP 959289	Local	102
Beecroft	House	29 Hannah Street	Lot A, DP 398222	Local	103
Beecroft	House	30 Hannah Street	Lot C, DP 960213	Local	104
Beecroft	House	38 Hannah Street	Lot 1, DP 200138	Local	105
Beecroft	House	40 Hannah Street	Lot 5, DP 514026	Local	106
Beecroft	House	42 Hannah Street	Lot 1, DP 133587; Lot 20, Section 7, DP 7788	Local	107
Beecroft	House	44 Hannah Street	Lot 18, Section 7, DP 7788; Lot 1, DP 168952	Local	108
Beecroft	“Twilight House/Sheen”	46 Hannah Street	Lot 1, DP 9786	Local	155
Beecroft	House	51 Hannah Street	Lot A, DP 963616	Local	109
Beecroft	Fearnley Park	86X Hannah Street	Lot 28, DP 23858	Local	110

Street No	Item house/garden/feature	Comment
12-14a	Shop facades	Original , circa 1930 shop fronts
15	House	Circa 1930 brick
21	House	Circa 1920 brick
27	House	Circa 1920 brick modified
34	House	Circa 1930 brick well set back, modified
41	House and gardens	Circa 1920 brick with large Blue gum at rear
43	House and gardens	Circa 1920 brick
50	House	Circa 1930 dark brick
52	House and garden	Circa 1920 brick, positioned at rear of lot
53	House	Circa 1930 brick stucco
54	House	Circa 1940 2 storey brick unusual design
55	House	Circa 1930 brick, some changes
57	House	Circa 1930 rendered brick
61	House	Circa 1910 brick
63	House	Circa 1910 brick
64	House	Circa 1930 brick Elkarra
65	House	Circa 1900 weatherboard
70	House and fence	Circa 1930 brick
73	House	Circa 1900 weatherboard

74	House	Circa 1930 brick
78	Fence remnant	2 sandstone pillars at the front corners of the lot. Remnant of Hadley Lodge. See 14 Nalaura CI for matching gates and pillars.
79	House	Circa 1910 front original with extensive rear additions.
48	Street trees	Corner of Hannah and York, significant stand of Rough barked Apple (A Floribunda) with Red Gum and Ironbark.

Heritage Inventory for Beecroft and Cheltenham

Hull Rd

Beecroft	Street trees	Hull Road	Road reserve	Local	111
Street No	Item house/garden/feature	comment			
1	House	Circa 1940 brick			
3	House	Circa 1940 brick			
5	House	Circa 1940 brick, the 3 complement each			
4	House	Circa 1920 California bungalow			
13	House	Circa 1920 weatherboard with verandas			
14	House	Circa 1920 brick- poor condition			
37	House	circa 1950, extension at rear			
38	House	Circa 1940 wide facing street			
41a	House	Circa 1970, check architect			
49	House	Circa 1920 Weatherboard			
38	House [Muriel Jones]	1940's war-restricted double brick			
51	House	1958 spacious weatherboard + garage			
12	House	1920's brick with chimney			
	Streetscape	Indigenous street trees plus trees along creek lines, no kerbing at southern end			

Heritage Inventory for Beecroft and Cheltenham

Kedron Avenue

Street No	Item house/garden/feature	Comment
all	Street tree canopy	Good example of 1960's planting
2	House	1930's small ornate brick
4	House	1920's Stucco
6	House	1920's Stucco
10	House	1920's small brick
3	House	1950's Weatherboard & symp addn
5	House	1910 Federation & sympathetic addn
7	House	1930's Stucco & steel frame windows
9	House	1940's Weatherboard - & 2 sty addn

Kirkham St

Beecroft House 8 Kirkham Street Lot 8, DP 1089650 Local 112

Street No	Item house/garden/feature	comment
cnr	House – North cnr Beecroft	1900 Weatherboard – symp restored
4	House	1920's House
6	House	1920's Californian Bungalow
1	House and gardens	Circa 1910 brick with private gardens
cnr	House – East cnr Boronia	1950's (integrated gutters) brick
14	House – set back	1940's 2 storey brick
12	House	1940's brick

Lyne Rd

Street No	Item house/garden/feature	comment
9c	House	Circa 1900 brick, corner Beecroft Rd
16	House	Circa 1930 brick painted modified
22	House	Circa 1920 bagged brick, modified
24	House and garden	Huge setback, house hidden with sand stone features

Heritage Inventory for Beecroft and Cheltenham

Lyndon Way

Beecroft	Lyndon Way Reserve and street trees	Lyndon Way	Public reserve and road reserve	Local	113
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Street No	Item house/garden/feature	comment
	Reserve	Public reserve with significant indigenous trees
	General tree canopy	Significant corridor of Blue Gums

Malton Rd

Beecroft	Street trees and bushland	Malton Road	Road reserve	Local	114
Beecroft	House	2 Malton Road	Lot A, DP 354398	Local	115
Beecroft	House	5 Malton Road	Lot 3, DP 340956	Local	116
Beecroft	“Kunaware” and garden	11 Malton Road	Lot 42, DP 596659	Local	117
Beecroft	“Lynwood”	12 Malton Road	Lot 2, DP 504423	Local	118
Beecroft	“Mindaribba”	14–18 Malton Road	Lot A, DP 349021; Lot 1, DP 652953	Local	119
Beecroft	“Eureka”	17 Malton Road	Lot 1, DP 924640	Local	120
Beecroft	“Cloonycarn”	27 Malton Road	Lot 1, DP 628007	Local	121
Beecroft	House	28 Malton Road	Lot 1, DP 537665	Local	122
Beecroft	“Notrella”	31A Malton Road	Lot 111, DP 108393	Local	123
Beecroft	House	37 Malton Road	Lot 101, DP 713750	Local	124
Beecroft	House	49 Malton Road	Lot 602, DP 793873	Local	125

Street No	Item house/garden/feature	comment
4	House and garden	Circa 1910, brick, rear extension
6	House and garden	Circa 1940 brick 1 st floor extn.
8	House and garden	Circa 1910 brick
1	House - Woonona	Circa 1920 brick
3	House	Circa 1940 brick
7	House	Circa 1920 brick, modified but original fittings inside.
15	House – Elleswood	Circa 1910 brick
19	House	Circa 1910 brick
21	House	Circa 1910 brick

Heritage Inventory for Beecroft and Cheltenham

Murray Rd

Beecroft	Street trees	Murray Road	Road reserve (east of Beecroft Road)	Local	130
Beecroft	House	1 Murray Road	Lots 8 and 9, DP 7132	Local	131
Beecroft	“Maitai” trees and garden	31 Murray Road	Lot B, DP 349965	Local	132

Street No	Item house/garden/feature	comment
2	House	Circa 1920 brick and sand stone base
5	House and garden	Circa 1910, brick with verandah
6	House and garden	Circa 1910 , brick
7	House	Circa 1910, brick
8	Chamong Estate House and gardens	Double lot with gardens surrounding
9	House	Circa 1920, brick, Excellent example of Arts and Crafts style, modified.
11	House	Circa 1920 brick
16	House	Circa 1910 brick
20	House	Circa 1910 brick but modified
23	House and garden	Circa 1920 brick painted but angled design
1	Gardens	House listed but gardens are extensive

Murray Farm Rd (now in Parramatta City Council)

Beecroft	House	66 Murray Farm Road	Lot 42, DP 16525	Local	133
Beecroft	House	107A Murray Farm Road	Lot 2, DP 512307	Local	134

Street No	Item house/garden/feature	comment

Heritage Inventory for Beecroft and Cheltenham

Norma Cres

Cheltenham House 19 Norma Crescent Lot 1, DP 523362 Local 279

Street No	Item house/garden/feature	comment
11	House and gardens	Circa 1930 brick, hidden behind hedging
15	House	Circa 1930 brick, sand stone foundations, windows.
17	House	Circa 1940 dark brick 2 storey, modified
20	House	Circa 1940 dark brick 2 storey, modified

Oaklands Avenue

Street No	Item house/garden/feature	comment
5	House – Burundulla	Circa 1930 brick
7	House	Circa 1930 brick
11	House – Bithagabel	Circa 1930 brick, wide lot

Old Beecroft Rd Cheltenham

Street No	Item	Comment
8	Farmhouse style with corrugated iron roof	Large extensions at back do not hinder view of original house from street

Orchard Rd (now Parramatta City Council)

Beecroft Devlins Creek Orchard Road Lot 12, DP 202546; Local 135
 Bushland Reserve Lot 1, DP 841495;
 Lot 66, DP 218185;
 Lot 72, DP 503715;
 Lots 2 and 46, DP 217863; Lot 75, DP 506963

Beecroft Street trees Orchard Road Road reserve Local 136

Street No	Item house/garden/feature	comment

Heritage Inventory for Beecroft and Cheltenham

Park Avenue

Street No	Item house/garden/feature	comment
1a	House	Circa 1950, brick, painted
1	House	Circa 1930, brick original, good
2	House – Turriel	Circa 1940, stucco, original , good
	Street scape	Treed and divided

Parker Close

Street No	Item house/garden/feature	comment
	No kerb and gutter	Contributes to village atmosphere

General Street

Beecroft	Pennant Hills Golf Club—grounds	589 Pennant Hills Road	Lot 10, DP 801176	Local	138
Beecroft	Bushland	Railway land— Beecroft to Pennant Hills		Local	139

Street No	Item house/garden/feature	comment
14	Gates in Nalaura Close	Original 1930 steel gates with sandstone pillars being rear access for Hadley Lodge at 78 Hannah St.
	Burns Rd North and Burns Rd South	Significant stands of mature Turpentines in road reserve.
Adjacent to Club entry	Workman's' Cottage	Circa 1900
	Streets without kerb and gutter	Many streets have no kerb and gutter and while there may be an ongoing maintenance issue, the grass verges are a significant contribution

Heritage Inventory for Beecroft and Cheltenham

Sutherland Rd

Cheltenham	Bushland	Sutherland Road	Public reserve (southern end— along Devlin’s Creek)	Local	416
Beecroft	Bushland Reserve	Sutherland Road— Byles Creek Valley		Local	140
Beecroft	Booth Park	82X Sutherland Road	Lots 640 and 641, DP 752028	Local	141
Beecroft	House and garden	86 Sutherland Road	Lot B, DP 366701; Lot X, DP 370340	Local	818
Beecroft	House and garden	88 Sutherland Road	Lot 1, DP 206071	Local	819
Beecroft	“Beveren” and garden	110–112 Sutherland Road	Lot 1, DP 949337	Local	143
Beecroft	House	122 Sutherland Road	Lot 2, DP 619164	Local	144

Street No	Item house/garden/feature	Comment
16	house	Circa 1940, Art deco features, house modified. Was home of Mr Barmby, involved in early film industry
26	House	Circa 1930 dark brick
118	House and gardens	Circa 1920 weatherboard, setback on lot
124	House	Circa 1930s brick, painted, modified, close to street
126	House - Huntly	Circa 1930s brick, painted, modified, close to street

Heritage Inventory for Beecroft and Cheltenham

The Crescent

Cheltenham	Fence	44 The Crescent	Lot 1, DP 18542	Local	289
Cheltenham	Garden	46 The Crescent	Lot 2, DP 18542	Local	290
Cheltenham	Garden	48 The Crescent	Lot 3, DP 18542	Local	291
Cheltenham	House and garden	50 The Crescent	Lots 35–37, DP 5440	Local	292
Cheltenham	House	52 The Crescent	Lot 34, DP 5440	Local	293
Cheltenham	House	54 The Crescent	Lot 33, DP 5440	Local	294
Cheltenham	House	56 The Crescent	Lot 32, DP 5440	Local	295
Cheltenham	Grounds— Cheltenham Recreation Club	60–74 The Crescent	Lots 1–5, DP 5440; Lot C, DP 306966; Lot C, DP 328704; Lot 1, DP 335423; Lot G, DP 360935; Lot J, DP 373758; Lot A, DP 303812	Local	296
Cheltenham	“Ashby”	94 The Crescent	Lot 5, DP 9207	Local	297
Beecroft	House	24A The Crescent	Lot 2, DP 626649	Local	145

Street No	Item house/garden/feature	comment
8	House and gardens	Circa 1930, brick, windows, double lot with gardens
10	House and gardens	Circa 1930, dark brick with gardens
12	House	Circa 1930 brick but modified
14	House	Circa 1930 weatherboard with corrugated iron roof, plus gardens
	School grounds	Cheltenham Girls High School rear treed grounds
28	House and gardens	Circa 1930 weatherboard on large lot setback, difficult to see from street
46 above	Garden	Does not seem worthy of inclusion
48 above	Include house	Significant 2 storey house ?1940's
92	house	Single storey federation

Heritage Inventory for Beecroft and Cheltenham

The Boulevard

Cheltenham	Trees	1 The Boulevard	Lot 1, DP 576233	Local	280
Cheltenham	House and garden	5 The Boulevard	Lot 1, DP 580847	Local	281
Cheltenham	Gardens	10–12 The Boulevard	Lots 25 and 26, DP 5440	Local	282
Cheltenham	House	11 The Boulevard	Lot 2, DP 540033	Local	283
Cheltenham	House and garden	14 The Boulevard	Lot B, DP 302976	Local	284
Cheltenham	House	15 The Boulevard	Lot 1, DP 807998	Local	285
Cheltenham	House and garden	18 The Boulevard	Lot 1, DP 526173	Local	286
Cheltenham	House	24 The Boulevard	Lot 18, DP 5440	Local	287
Cheltenham	House	26 The Boulevard	Lot 17, DP 5440	Local	288

Street No	Item house/garden/feature	comment
28	House (and garden)	Equally worthy as 24 and 26
3	House (and garden)	Substantial 2 storey brick house, possibly 1930s
11A	House on battleaxe block	Circa 1960 Petit and Sevitt in good condition.

The Promenade

Cheltenham	Street trees	The Promenade	Road reserve	Local	298
Cheltenham	Fence	28 The Promenade	Lot 4, DP 18542	Local	821

Street No	Item house/garden/feature	comment
17	House	Large 2 storey possibly 1940s

Wandeen Ave

Beecroft	House	1 Wandeen Avenue	Lot 14, DP 7154	Local	146
Beecroft	House	2 Wandeen Avenue	Lot 3, DP 523327	Local	147
Beecroft	House and garden	3 Wandeen Avenue	Lot 1, DP 546219	Local	148

Street No	Item house/garden/feature	comment
4	House	Circa 1950 brick, modified
7	House	Circa 1920, brick, modified
8	House	Circa 1930, brick, modified

Heritage Inventory for Beecroft and Cheltenham

Welham St

Beecroft “Chilworth” 24 Welham Street Lot 4, DP 25486 Local 149

Street No	Item house/garden/feature	comment
1	Old Church?	Circa 1920 – Now Childcare centre
7	House	Circa 1910 brick
9	House	Circa 1910 brick
11	House	Circa 1910 brick
15	House	Circa 1910 brick
17	House	Circa 1900 brick
21	House – Kuranda	Circa 1900, tuck-pointed brick
27	House	Circa 1930 brick
20	House	1940's Weatherboard
16	House	Circa 1910 Weatherboard
12	House	Circa 1920 Californian Bungalow painted
6	House	Circa 1920 Californian Bungalow
4	House	Circa 1910 brick painted
	Street tress	Mainly indigenous over 100 years old

Wongala Ave

Beecroft Beecroft Railway Station and garden Wongala Crescent and Great Northern Railway Lot 1, DP 869477; Lots 2, 79 and 86, DP 41000 Local 142

Beecroft “Treasure House” 1–3 Wongala Crescent Lot 1, DP 1134589 Local 150

Beecroft Garden 25 Wongala Crescent Lots 1 and 2, DP 133462 Local 151

Beecroft House and garden 33 Wongala Crescent Lot B, DP 315312 Local 152

Beecroft Fence 37 Wongala Crescent Lot 12, DP 607771 Local 153

Beecroft House 39–41 Wongala Crescent Lot B, DP 368137 Local 154

Street No	Item house/garden/feature	comment
23	House- medical centre	Circa 1920 modified but original
35	House	Circa 1920 painted brick
53	House	Circa 1910 weatherboard with sympathetic additions
57	House	Circa 1910 weatherboard with sympathetic additions
96	House	Circa 1910 good condition
	Streetscape	Indigenous trees along street and rail line

Heritage Inventory for Beecroft and Cheltenham

York St

Street No	Item house/garden/feature	Comment
1	House	Circa 1930 brick
3	House	Circa 1930 brick
4	House	Circa 1920 brick on sandstone foundations
6	House	Circa 1920 brick on sandstone foundations
7	House	Circa 1930 brick
14	House	Circa 1940 2 storey rendered brick, double lot
21	House	1910's brick
23	House	1910's brick
29	Stone gate posts	Previously Scout Hall entrance gate
20	House - not additions	1910's brick – with garage under
22	House	1910's brick – with garage under
26	House	1910's brick
	Street trees	Near Hannah St and near Chilworth Cl