



SUPPLEMENTARY BUSINESS PAPER

(Mayoral Minute MM4/20)

GENERAL MEETING

**Wednesday 10 June 2020
at 6:30PM**



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SUPPLEMENTARY ITEMS

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10 SUPPORT FOR COMMUNITY SUBMISSION TO HERITAGE NSW CONCERNING PROPERTY NO. 181-183 BEECROFT ROAD, CHELTENHAM

Council is currently assessing a development application (DA/259/2020) for the adaptive re-use of property Nos. 181-183 Beecroft Road, Cheltenham for a child care centre. The proposed use would require alterations and additions to the existing dwelling and grounds of the site.

Property No.183 Beecroft Road, Cheltenham is currently listed as a local landscape heritage item (Item No. 267 – Garden) under Schedule 5 of the *Hornsby Local Environmental Plan (HLEP) 2013* and is located within the Beecroft/Cheltenham Heritage Conservation Area.

As part of the assessment of the development application, the impact of the proposal on the heritage listed garden and contributory dwelling is being reviewed. In response to the exhibition of the development application, several submissions objecting to the proposal have been received, including requests for Council to place an Interim Heritage Order (IHO) on the property.

However, in this instance, I understand that Council does not have the authorisation to use its delegations to make an IHO as the property is already listed as a heritage item for its garden and is also located within a Heritage Conservation Area. These provisions already provide a level of heritage protection for the site and therefore, Council is unable to make an IHO for the dwelling.

The Beecroft Cheltenham Civic Trust, Beecroft Cheltenham History Group and Byles Creek Valley Union have prepared a submission (attached) to Heritage NSW to request that the Minister (currently the Premier) make an IHO on the basis that the property is potentially of State heritage significance.

The group has requested Council's support for its application to Heritage NSW.

As the site is a recognised local heritage item and the submission highlights the importance of the place, I urge that Council support the submission by the Beecroft Cheltenham Civic Trust, Beecroft Cheltenham History Group and Byles Creek Valley Union for consideration by Heritage NSW to rightfully recognise the importance of the house itself.

RECOMMENDATION

THAT Council prepare a letter of support to the Beecroft Cheltenham Civic Trust, Beecroft Cheltenham History Group and Byles Creek Valley Union for its submission to Heritage NSW concerning Property No. 181-183 Beecroft Road, Cheltenham.

The Honourable Cr PHILIP RUDDOCK

Mayor

Attachments:

1.  Community Submission to Heritage NSW for IHO - 181-183 Beecroft Rd Cheltenham

File Reference: DA/259/2020

Document Number: D07929087

ITEM 10

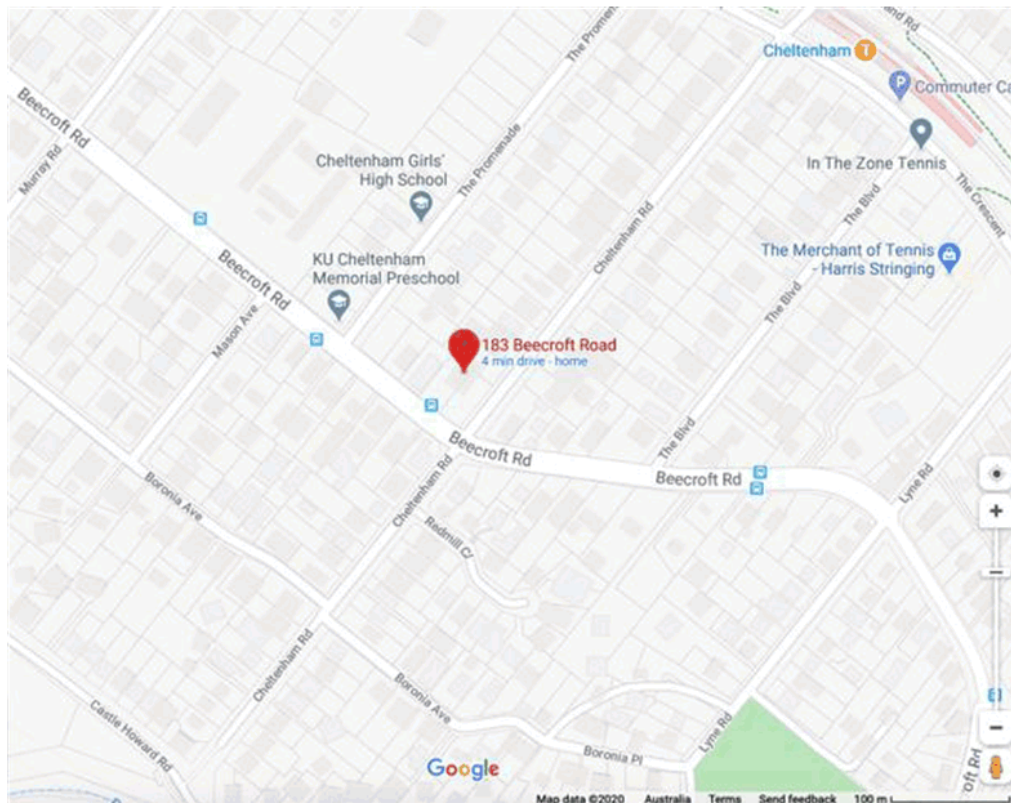
Request for an Interim Heritage Order for 181-183 Beecroft Road, Cheltenham

A - NOMINATED PLACE

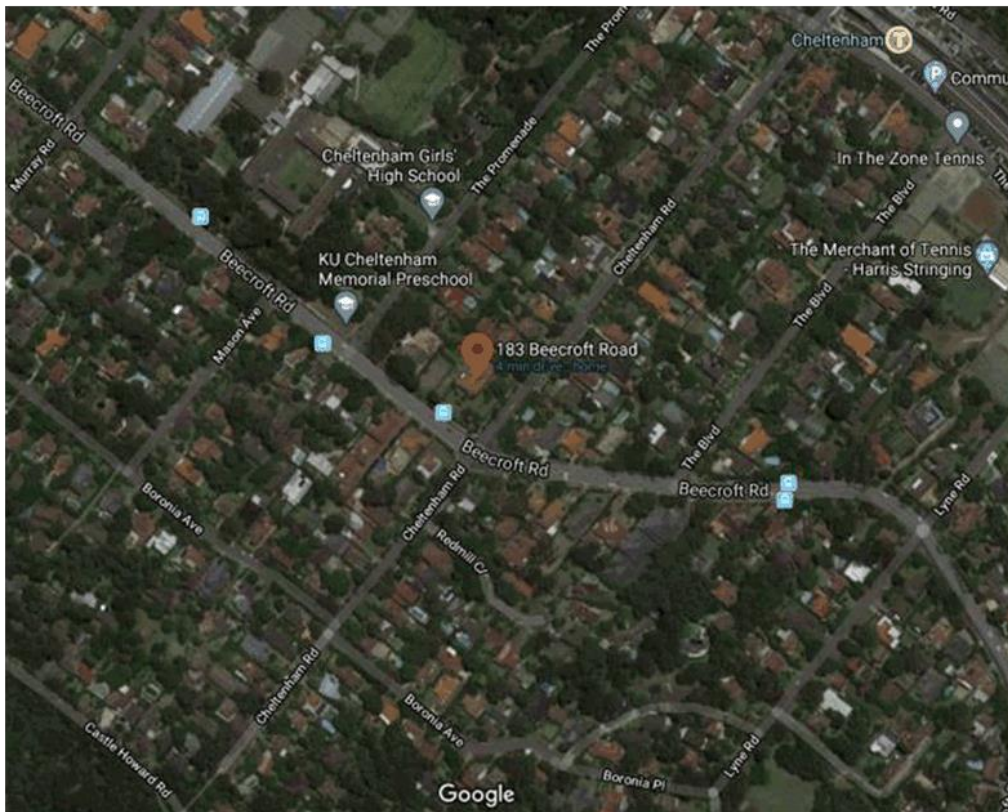
NAME – Lots 79, 80, 81, 82 in DP9085 , known as 181 -183 Beecroft Road Cheltenham

LOCATION – located at the corner of Beecroft and Cheltenham Roads, Cheltenham

MAP OF LOCATION –



Google Maps



Google Maps

OWNERSHIP –TIC Investments (NSW) Pty Ltd.

B - SIGNIFICANCE – why is it important to NSW

Statement of Heritage significance

The entire property is a gateway site to the Beecroft Cheltenham Heritage Conservation Area (BCHCA). Core elements derived from the function of this site include the importance of conservation of the spatial curtilage so that the house is positioned with distance between it and any significant neighbouring building. The importance of this in the BCHCA is dependent upon the spatial setting and the residential nature of the area. The interconnectedness of the entire setting and the interior of this house renders the property as a very fine residential estate for a retired grazier. These intact attributes when combined, set in a 'hill settlement' development, renders the entire curtilage with the external and internal areas of the house to be exceptional.

In addition, the four lots known as 181-183 Beecroft Road, are the original lots minus a minor road widening that occurred over 50 years ago. The fact that there has been no subdivision since the lots were created over 100 years ago, adds to the significance of the entire property.

Consistent with the comments above, the symmetrical design of the house has been enhanced by the later 1991 addition of the tennis court located at the rear of the property. Lot 82, where the

tennis court sits, completes the spatial balance at the rear of the house that was clearly missing when the house was constructed in 1920. This implies that the original owner, who positioned the house on the site had fully intended at the time of construction in 1920 to purchase the rear lot 82. This reasoning also infers that lot 82, which remained vacant from 1920 to 1947, while it was in separate ownership, may have been leased to John Surgeon, the owner of the house. After John Surgeon died, the house was purchased by Mr Hassall in 1944 and soon after, Loris Hassall purchased the rear lot 82 in 1947.

The later addition of the tennis court on lot 82 in 1991, has provided the key spatial element that completes the balanced symmetrical harmony between the house and gardens. Beecroft, and specifically Cheltenham, have always had a strong tennis presence in the Sydney social scene. Even today there are tennis courts on the village Green at Beecroft and at the Cheltenham Recreation Club. While many tennis courts have been subdivided off for housing in recent years there is still a large number of properties with tennis courts compared to the rest of Sydney. Harry Hopman, the Australian tennis champion, was the uncle of the Kevin family. Harry Hopman's sister, Marie married Ralph Kevin in 1938. This connection with Harry Hopman reinforces the tennis theme and was used by the real estate agent when the Kevins sold the property. *"The tennis court was built later by the Kevins, inspired by Dr Kevin's uncle, legendary tennis player and coach, Harry Hopman"*. The later addition of the tennis court clearly contributes to the significance of the property as a whole.

GRADING OF SIGNIFICANCE

EXCEPTIONAL - (Gardens/ Landscaping) Landscaping, Carriageway, vegetation and plantings across the site that date from the 1920s. The vegetation selection, garden design and gravel circular driveway are original.

EXCEPTIONAL - (exterior of house) Elevations, facing Beecroft and Cheltenham Roads, including verandahs and all associated fabric and overall form: Both the east and south elevations of the home constitute the historic 'front' of the property, and contribute to the significance of the BCHCA. Overall roof form and associated fabric.

EXCEPTIONAL - (interior of house) Interiors of the dwelling. Brick walls/ fencing forming the site boundary along Beecroft and Cheltenham Road.

HIGH - 1950/60s driveway and garages along the northern boundary of the property. Internal altered areas. Tennis Court and associated landscaping.

INTRUSIVE - There are no elements of the subject site considered to be Intrusive

COMPARISONS - While there are other houses in Beecroft and Cheltenham constructed in a similar style during the inter war period, none offer the same level of intact original fabric, both internally nor externally, encompassed with their original curtilage. Nor are the other houses located in such a prominent location within the two suburbs. Other comparable properties, such as 3 Mary Street Beecroft, 1 Murray Rd Cheltenham, 5 Murray Rd Cheltenham and 11 The Boulevard Cheltenham, do not provide the same level of original intact fabric, surrounding curtilage or prominent location. Therefore the subject property is unique.

C - DESCRIPTION

Description - Refer to Statement of Heritage Impact prepared by GBA Heritage dated March 2020.

<http://hscenquiry.hornsby.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=967307>

To quote page 14 of the SHI,

Description of the site. The subject property is a substantial Inter-War dwelling and garden built by John Surgeon in 1920. The dwelling is of a high quality design and construction. Entry to the property is via a carriageway, which enters onto Cheltenham Road, presenting the south east elevation of the house upon arrival. The facade of the house fronting Cheltenham road contains double gables with decorative timber detailing within each gable. The main entrance to the house is via a stone stairway off the carriageway leading to a wide timber verandah. The windows and glazing around the house are intact and original, featuring decorative stained glass motifs. A decorative nested gable is located along the north west elevation. The house is finished in pebble dash rendering and presents overall as being intact and in very good condition.

Description of the building interior. The house contains four (4) bedrooms, two (2) bathrooms, a living room, lounge room, formal dining room and several verandahs leading off the living areas and kitchen/dining areas. Internally, the dwelling is highly intact, with significant amounts of original fabric to be found throughout. Large amounts of the original decorative timber features, including wall panelling, picture rails, cupboards and joinery largely remain unpainted and present to be original, highly intact and in very good condition. Original doors and flooring are extant throughout the house, and also present in very good condition. All of the original stained glass windows and fireplaces throughout the dwelling and associated joinery are have also remained intact. The kitchen presents in good condition, albeit has been modified with some change of fabric. Some original elements such as the stove still remain. The bathrooms in the dwelling also appear to have later addition fabric.

Condition of fabric - To quote GBA Heritage, Exceptional

Integrity and intactness – to quote GBA Heritage, Exceptional. To quote page 14 of the SHI by GBA

Heritage on overall Condition and integrity

Overall, the dwelling is highly intact and presents in very good condition with minimal signs of wear. There was significant retention of original fabric through the few phases of renovation carried out to the house in its history.

Modifications –

In 1942 the DMR acquired a narrow 25 square metre strip from lot 80 only, at the corner Beecroft and Cheltenham Roads, for road widening.

In 1947 lot 82 was acquired by then owner Loris Hassall.

In 1964 a second garage was constructed at the rear of the property.

In 1986 the kitchen and laundry areas located at the rear of the house were sympathetically modified.

In 1991 the tennis court was constructed on lot 82.

Recent inspection – House and gardens are visible from Cheltenham Road.

Current use – Residential

Original or former use – Residential use. John Brown Surgeon purchased the vacant lots 79-81 in 1920 and, based on Sands Directory, was living in the house in 1922.

Additional comments – The positioning of the house and its relationship to lot 82.

Refer to the chronological sequence of aerial photographs shown later in this nomination, that were obtained from the GBA Heritage report dated March 2020. The survey plan by Hill and Blume dated 1 December 2017 (see DA259/2020 documents) should also be referred to understand the following dialogue.

The house is on a large footprint covering lots 79-81, the original three lots. The eastern or front setback is about 20 metres, the southern setback about 25 metres, the northern setback that services the vehicle access about 14 metres and yet the rear western setback is only about 6-7 metres. The aerial photographs also clearly show the footprint of the house very close to the eastern boundary of lot 82, compared to the other setbacks. For a house of this size and high standard of construction, there should be a logical reason why the house was originally positioned relatively close to the vacant lot 82 adjoining at the rear.

The 1930 aerial photograph indicates the Surgeon family had unencumbered access to lot 82, where the tennis court is now located. There appears no dividing fence at the rear of the house, nor anywhere on lot 82. This assumption is logical as the Surgeon family would have had to physically walk onto lot 82 to perform domestic activities such as clothes drying etc. There is no practical way to avoid using lot 82 because the house was designed with all its service rooms, such as laundry and kitchen, opening onto the yard at the rear of the house and onto lot 82. It is therefore logical that the Surgeons had an arrangement, such as a licence or even a lease, to use lot 82 until the lot became available to purchase.

The later 1943 aerial photograph does show lot 82 separately partitioned off and in use by the public as a pathway across lot 85, through to The Promenade from Beecroft Road. So the 1947 purchase of lot 82 by the Hassall family could have been triggered by the need for the Hassall family to secure ownership of lot 82 that the previous owner the Surgeons, were seemingly unable to for some reason. It was also during this post war period of prosperity that saw the sale and development of lot 85 that fronts The Promenade and could have influenced the purchase of lot 82.

Therefore, common sense infers that the inclusion of lot 82, as part of the total estate of 4 lots, was always the intention when the house was constructed in 1920 and for some reason the opportunity for the owner of the house to purchase lot 82 was unable to be completed until 1947, 25 years later. Without lot 82, the house loses a key element to its original design and positioning on the land.

D - HISTORICAL OUTLINE**Origins and historical evolution**

A history of the property has been documented by GBA Heritage. Refer to Statement of Heritage Impact prepared by GBA Heritage dated March 2020. This report has been submitted as part of DA259/2020 submitted to Hornsby Shire Council in April 2020.

<http://hscenquiry.hornsby.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=967307>

Note though, there are minor errors.

Years of construction – 1920 to 1922

Designer or architect -

Historical outline of place**Historical themes**

National - Building settlements, towns and activities

State – Accommodation

E – CRITERIA

Assessment under Heritage Council criteria of state significance. Sec 7.1

The whole property known as 181 – 183 Beecroft Rd satisfies criteria A, E, F and G.

- A. It is important in the course or pattern of the cultural or natural history of NSW. (Maintains or shows the continuity of a historical process or activity).

This whole property presents a particular style of settlement with large houses on large multi-lot sites that are designed for the upper middle class and wealthy socio demographic. Furthermore it was designed for a healthy lifestyle away from the pollution of the City and with an interconnectedness of the house with spreading lawns sited in large grounds with neighbouring bush for picnics and family excursions.

This theme of the house and land being an integral part of a gentlemen's estate is reflected in the extensive use of restrictive covenants placed on all the newly subdivided lots during the early 20th Century. The suburb was named by William Chorley's after his ancestral village in England. Chorley purchased over 80 acres in what was then known as Basketmaker's Plain. Chorley wanted to preserve this theme of a country estate in the outskirts of suburban Sydney, purposely creating larger parcels of land than elsewhere in Sydney.

Cheltenham had an exclusiveness about it, promoting itself with estate sized residential lots above the Sydney plain with fresh air and commercial or noxious industry prohibited. This theme of restrictive covenants on individual titles was later reinforced by Hornsby Council as late as 1937 when the Council gazetted development prohibitions, declaring the suburb of Cheltenham a Residential District under the Local Government Act 1919. See extract below of GG 199 dated 31 December 1937 p5138.

This entire property, essentially unaltered, positioned on its original lots, is a rare example of this theme.

- B. It has a strong or special association with the life or works of a person or group of importance in the cultural or natural history of NSW.

This is one of the few sites in Sydney that is comparable to the more rural sites of Mount Wilson and the Southern Highlands. But it differs from those sites in expecting ready working day access to the City for people with a high community standing such as the Chorley, Vicars, Arnott, Millner and Barwick families. It is unsurprising that this house was built for a grazier retired from living on the rural domain.

- C. It demonstrates aesthetic characteristics and/or a high degree of creative or technical achievement in NSW.

The entire property presents a balanced setting, with the deep gardens surrounding the property on all sides, providing a curtilage that creates the theme of a country estate in suburban Sydney. The tennis court at the rear of the house was built later but it provides a finality to the house with its large front and side gardens. The house, with its low symmetrical roofline was designed to have a wide garden curtilage surrounding the house. The house has a simplicity of design yet, at the same time, has outstanding detail.

There are very few houses remaining which have a rear curtilage due to recent subdivisions creating new housing behind the older houses in the Beecroft Cheltenham Heritage Precinct. This house with its spatial distancing at the rear with a tennis court that contributes to its setting, is quite unique in the Beecroft Cheltenham Heritage Conservation Area (BCHCA).

- D. It has a strong or special association with community or cultural group in NSW for social, cultural or spiritual reasons.

The property demonstrates a strong connection with Sydney's upper middle class who built their houses on large estates. The area gradually opened up soon after the railway to Hornsby was completed in the late 19th Century. These large estates covered multiple lots with their landscaped gardens. Social interaction was very strong within the local community during the interwar period when this house was built.

The owner would have been accepted as part of the community, using his house for entertainment. At the same time the property was within walking distance from the train station that provided a direct service to the city.

The tennis court was built later in 1991 by the Kevins, inspired by Dr Kevin's uncle, legendary tennis player and coach, Harry Hopman. The court is the ideal contributory element to reinforce the social theme of the inter war period.

In summary, if the property is significantly altered or sections of it are destroyed, it would cause the community a sense of loss in the BCHCA due the fact it is in a prominent location with a significant spatial relationship with the adjoining former church in The Promenade.

- E. It has potential to yield information that will contribute to an understanding of the cultural or natural history of NSW.

The house, both internally and externally, is considered to be exceptional as it is virtually unaltered since construction. The surrounding gardens, consisting of their formal layout, gravel circular driveway and selected planting, are also unchanged since construction. This combination provides a unique, irreplaceable, snapshot from 100 years ago that is not duplicated elsewhere. Together with the contributory tennis court that fortunately was added later, the whole property encapsulates an exceptional example of interwar housing for upper middle class residents.

- F. It possesses uncommon, rare or endangered aspects of the cultural or natural history of NSW.

The property is positioned to face two main roads in Cheltenham, namely Beecroft and Cheltenham Roads. The property as a whole creates a unique gateway to the BCHCA as one approaches Cheltenham coming from Epping. The single storey house with its symmetrical roofline, wide encompassing verandahs and extra wide gardens facing the two main roads welcomes visitors with its circular driveway. At the rear of the house there is spatial separation with the heritage listed church that when combined, contributes and enhances the two properties.

The tennis court adds a contributory functionality to this significant space. There are similar examples of this type of property but they are altered in various ways and do not have the same degree of exceptionality. This property is rare due its exceptional quality, original condition and this unique, prominent location.

- G. It demonstrates the principal characteristics of a class of cultural or natural places or environments in NSW.

The entire property has retained its four original lots of land created by the original subdivision over 100 years ago. Together with its tennis court that was added 60 years later, the whole property presents an exceptional example of the interwar housing style that was so characteristic of the Beecroft Cheltenham Heritage Conservation Area. There are very few remaining if any properties left that fulfil many of the heritage assessment criteria that this property satisfies. Combined with its unique position in the suburb, located as a backdrop behind the house is located the contributory historic former church. The house and church are appropriately spatially separated, with both properties existing on their original lots. This property, with the former church as a backdrop, offers an exceptional and unique built environment unique to NSW and therefore worthy of State listing.

F – LISTINGS

Lots 79, 80 and 81, in DP 9085, of the subject site at 181 -183 Beecroft Street, Cheltenham, are listed in Schedule 5 of the Hornsby Local Environmental Plan (LEP) 2013, as a landscape item of local heritage significance.

Lots 79 – 82 DP9085 fall within the Beecroft Cheltenham Heritage Conservation Area (BCHCA).

G – IMAGES

Image 1 – Principal image of the item or place



Image 3.17 GBA Heritage Report. This image shows the gardens, gravel driveway and the symmetry of the house design. It also highlights the importance of the spatial gap at the rear of the house where the tennis court is located. 2020

H – ADDITIONAL IMAGES

Additional images may include historical or current photographs, images of artworks, maps, etc.



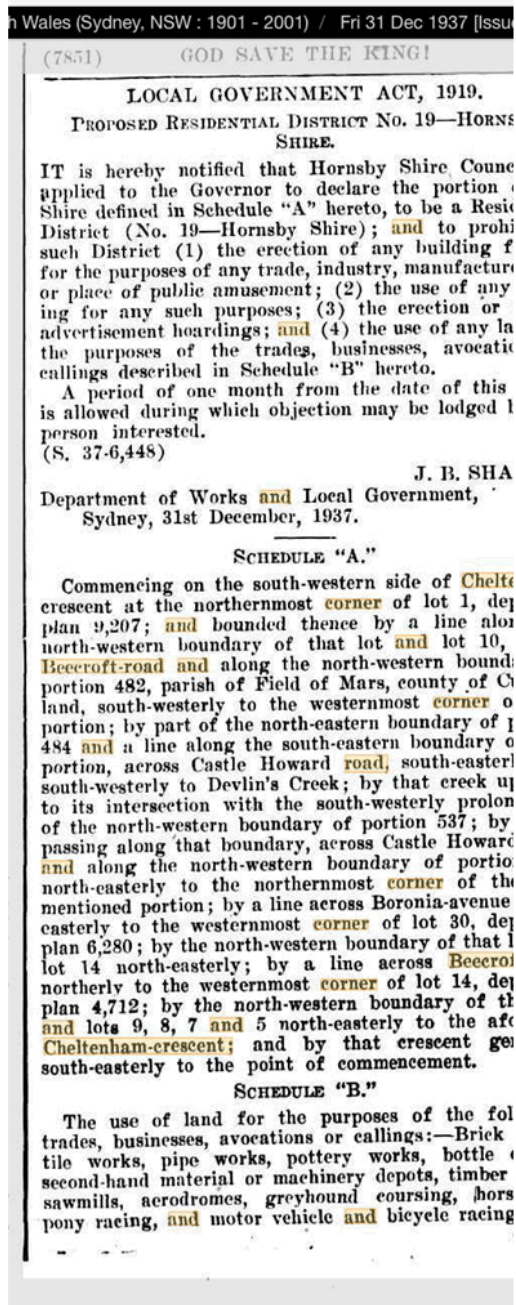
The heritage listed rose garden facing Beecroft Road, taken by Sam Hood in November 1944.



The front garden taken from the corner of Beecroft and Cheltenham Roads by Sam Hood in November 1944. Note the spatial separation from the church at the rear and the continuation of the southern garden onto the rear lot 82.



Taken from the driveway entrance this November 1944 photograph by Sam Hood highlights the significant relationship between the front and the northern garden with the curved gravel driveway bisecting. Note the high quality external fabric of the house.



Extract of NSW Government Gazette No.199 dated 31 December 1937. Page 5138



1930 aerial photograph showing the house and church. Note the early layout of the garden and position of partitioning aligned with the rear of the house.



1943 aerial photograph. Note the pedestrian access across lot 82 and the repositioning of the partition or fencing at the rear of the house.



1975 aerial photograph. Note the partitioning behind the house has not changed implying that after the purchase of lot 82, after 28 years, the owner of the house has not adjusted the access to the rear yard nor made improvements on the land. This infers that the owner has always had access to lot 82 and its main reason for purchase of lot 82 was to formalise and protect the curtilage of the house.



1986 aerial photograph. Note that the partitioning behind the house and use of lot 82 has not substantially changed since 1975.



Figure 3.18 GBA Heritage Report – showing the rear of the house and yard. This clearly shows the symmetry of the house with the rear outdoor area, an important element in the functioning of the house. The spatial separation between the house and church, with the contributory tennis court between, complements the front and side curtilages. Note also the position of the rear garden layout, relative to the house, virtually unchanged for 100 years. Taken 2020



Figure 3.6 GBA Heritage East aspect showing the main entry steps. Taken 2020



Figure 3.9 GBA Original gravel carriageway access from Cheltenham Rd. Taken 2020



Photo – Realestate.com.au The original gravel driveway and vegetation provide a balance to the front of the house. The simplicity of the house design can be seen but also the finer detail.
Taken 2017



Photo – Realestate.com.au The sandstone pillars and wrought iron gates contribute to the Cheltenham Road streetscape. Taken 2017



GBA report – The rear view of the house clearly shows how the house was designed to open out onto the rear yard, namely lot 82. The later alterations to the rear are clearly shown to be sympathetically designed to avoid any intrusive elements. The house of this size and high standard was designed to have proportional front and rear yards. Dated 2020



Photo – Realestate.com.au The stain glass windows and wooden finishes provide a significant heritage element. Taken 2017



Photo – Realestate.com.au The interior finishes are unaltered from 1920. Taken 2017



Photo – Realestate.com.au The lounge room with stain glass windows. Taken 2017



Photo – Realestate.com.au. The wooden floors and stain glass windows. Taken 2017



Photo – Realestate.com.au. The altered contributory bathroom. Taken 2017



Photo – Realestate.com.au. The wide verandah is a contributory element to the house. Taken 2017

ATTACHMENT 1 - ITEM 10



Photo – Realestate.com.au. Note the detail in the pillars and windows. Taken 2017



Photo – Realestate.com.au Note the Aga oven and other finishes. Taken 2017



Figure 3.11 GBA Heritage Report 2020 – view east towards southern heritage gardens



Figure 3.14 GBA Original gardens fronting Beecroft Rd and the corner gated entrance



Taken from the corner of Beecroft and Cheltenham Roads, highlights the heritage listed southern garden with the heritage listed former church behind.
Image R Walker May 2020



The stone gate posts and gates are significant, but also is the single car width entrance that draws a person's vision onto the circular gravel driveway that leads to the house. Image R. Walker May 2020



The northern garden is an integral part of the heritage listed gardens. The single car width entrance that draws a person's vision onto the circular gravel driveway that leads to the house, with the northern garden on the right in the image, designed to separate and hide from view the less formal service entrance.

Image R. Walker May 2020



As in the image above, the stone gate posts and gates are significant as they are separate from the drive servicing the garage with the extensive northern garden deliberately creating a visual separation.

Image R. Walker May 2020



Former Church (Child care centre) with subject house in background. The significance of the spatial separation, provided by the tennis court can be seen from Beecroft Road. Image R. Walker 2020



Detail of the rear of 181 -183 Beecroft Rd clearly showing how the house was built to open out onto lot 82. Also note the importance of the spatial separation between the former church (on left) and the house that is visible from Beecroft Road
Image R Walker May 2020

I – NOMINATOR**Details of the nominator**

Mr Ross Walker OAM, President BCCT

Reasons for nomination

DA259/2020 has been lodged with Hornsby Shire Council for a child care centre encompassing the four subject lots. The proposed development will demolish the heritage listed garden on the northern side of the house, substantially remove the high quality interior fittings, alter the rear elevation of the house and remove the tennis court. An additional structure with underground parking is proposed between the subject house and the heritage listed former church located in The Promenade.

The BCCT understands that the interior fabric of the house has no protection at all while the rear of the house has limited protection due to the key elements used in the BCHCA focus on streetscapes. While the house gardens are heritage listed, there is dispute as to whether all the gardens are included in the listing. The community is gravely concerned about the future protection of the whole property.

Hornsby Council's interpretation of the Local Government Heritage Guidelines is that they are unable to request an IHO where a property is already heritage listed or located in a heritage conservation area.

There is serious community concern that the existing heritage controls will be inadequate to protect this exceptional property. This view is based on past experiences where significant heritage properties have been destroyed. Therefore, this is why the BCCT has requested the IHO.

Also, while Hornsby Council is currently reviewing its heritage inventory and while this house and gardens are expected to be listed as an item, the review's completion is over two years away.

The inclusion of this house was missed in Council's earlier heritage study, as were many other houses in the HCA, and only the garden was identified for listing as an item. While the property falls within the Beecroft Cheltenham Heritage Conservation Area, the rear of the house is at risk of partial demolition due to the primary elements of the BCHCA relating only to the streetscape.

Reasons for nomination by points

1. DA259/2020 was submitted to Hornsby Shire Council for a commercial childcare centre in April and, if approved in any form, will materially affect the key heritage elements of the subject property.
2. There is, at the moment, insufficient heritage protection on the whole of the subject property. Council is considered to be at a distinct disadvantage regarding their ability to protect the key heritage elements that apply to the whole of this property.
3. Council's heritage review, referred to as a gap analysis, is only in its early stages and will not be completed for at least two years. One of the key objectives of the gap analysis is strengthen the protection of properties in the BCHCA.
4. The owner can materially alter and destroy the interior fabric and finishes of the house without Council approval.
5. The current DA will materially affect the interior fabric and finishes of the whole house.
6. Council's current BCHCA has key elements focused around streetscape with less emphasis on the rear of properties or properties set well back from the street, such as battle axe lots.
7. The owner can materially alter sections of the curtilage of the house without Council approval.
8. The current DA will materially affect the exterior fabric at the rear of the house

9. The current DA will materially affect the property by its change of use from residential to a commercial child care centre.
10. The current DA with its proposed rear addition will materially affect the rear curtilage of the house.
11. The current DA will materially affect the curtilage of the adjoining former heritage listed church, located in The Promenade.
12. The current DA will materially affect the contributory tennis court through its total demolition, and replacing it with playgrounds that would be intrusive through use, noise and appearance.
13. The current DA proposes to construct an intrusive building to replace the contributory tennis court
14. The current DA that changes the use of the property will materially affect the heritage listed gardens. Changing the use of the heritage listed southern garden to an infant's playground will be an intrusive change that will destroy the historic integrity of the garden.
15. The plant selection will also need to be significantly altered and the unique circular gravel driveway will be rubber sealed and truncated at the northern end. This will destroy the unique original layout of the gardens.
16. The current DA will materially alter the significant sandstone entrance pillars and gravel driveway entrances. The existing gravel contributes to the curtilage, while a replacement concrete driveway at twice the width of the original, will be intrusive.
17. The current DA will materially alter through demolition the separate driveways. The single car width driveway with its sandstone pillars visually draws your vision to the circular gravel driveway and onto the front entrance of the house. The other driveway for servicing and garaging is deliberately designed to be separated from the more formal entrance with the northern garden purposely positioned between the driveways to hide the service entrance.
18. The current DA will materially affect through partial demolition the northern end of the heritage listed southern garden that faces Cheltenham Road with the proposed new driveway.
19. The current DA will materially affect the northern garden with its complete demolition. The northern garden is clearly an integral extension of the heritage listed southern and eastern gardens. The new wider driveway and surface car parking will be an intrusive element on the rest of the property.
20. The current DA will materially affect the significant spatial separation between the house with its curtilage and the former church located in The Promenade. The proposed childcare addition to the house will be intrusive, to the extent that the house and church will lose their complementary visual relationship.
21. The current DA will materially affect the curtilage of the adjoining heritage listed former church, which currently enjoys a contributory spatial relationship with the subject house.
22. As described above the whole property is an exceptional example of an interwar gentleman's residential estate located in a unique position within the existing BCHCA.
23. Because of its unique prominent location at the corner of Beecroft and Cheltenham Roads, the loss of any of the key elements through unsympathetic development of this exceptional property will adversely impact on the heritage qualities of the suburbs of Beecroft and Cheltenham.
24. The community of Beecroft and Cheltenham has serious concerns that the current DA259/2020 will destroy one of the most visually prominent heritage properties in Beecroft and Cheltenham. This position is reflected in the large number of DA objections submitted to Hornsby Council.

Nominator signature

Ross Walker OAM BSurv, GDip EnvSc, ADTCP. President Beecroft Cheltenham Civic Trust Inc.

J – AUTHOR

Is the nominator also the author? Yes

If the nominator is also the author of this form, you do not need to complete this section.

Secondary authors of this form

Mr Roderick Best PSM, BA, LL.M, GDLM. Chair, Beecroft Cheltenham History Group

Mrs Patricia Brown Dip Teach. President, Byles Creek Valley Union Inc.

K - REFERENCES

28. References used

Author – Title – Publisher - Repository/location - Year published

| | | | | |
|------------|--|---|------|--|
| SHI | GBA Heritage | <i>Statement of Heritage Impact 181-183 Beecroft Rd Cheltenham</i> | 2020 | GBA Heritage |
| Book | Beecroft Cheltenham History Group (BCHG) | <i>History of Beecroft and Cheltenham till WW1</i> | 1992 | Beecroft Cheltenham History Group |
| Report | Godden Mackay Logan (GML Heritage) | <i>Hornsby Shire Council Heritage inventory item</i> | 1991 | Hornsby Shire Council |
| Website | Beecroft Cheltenham History Group (BCHG) | <i>History of Beecroft and Cheltenham</i> | 2020 | www.bchg.org.au |
| Book | Andrea Scott Inglis | <i>Summer in the Hills: The Nineteenth-Century Mountain Resort in Australia</i> | 2007 | Australian Scholarly Publishing, North Melbourne |
| Book | Allison Halliday and Joanne Hambrett | <i>A Passion for Place: Gardens of the Blue Mountains</i> | 2010 | Bloomings Books, Melbourne |
| News paper | Northern District Times | <i>Harry Hopman reference in Newspaper article 1st Nov 2017</i> | 2017 | |
| Website | Trove | <i>Mrs Surgeon's home in Cheltenham</i> | 1944 | Photographer Sam Hood |

L - CHECKLIST

Before submitting this form, check that you have:

- **Yes** - completed all required sections
- **Yes** - explained why the item or place is of state significance in the statement of heritage significance
- **Yes** - explained how one or more of the criterion has been fulfilled for listing
- **Yes** - inserted and/or attached photographs, maps and other images in digital format
- **Yes** - acknowledged all sources and references that have been used
- **Yes** - Included the nominator's signature (typed name is acceptable if electronic signature is not available)
- **Yes** - signed and dated this form (typed name is acceptable if electronic signature is not available)