

## Heritage Impact Statement 3 The Boulevarde Cheltenham

Proposed secondary dwelling

Prepared for  
**Zhen Li**

## HERITAGE IMPACT STATEMENT

Proposed detached secondary dwelling.

No. 3 The Boulevarde Cheltenham  
Lot C DP 576233

Prepared for  
**Zhen Li**

C.F. Blyth RP, Director



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Docs/3 The BoulevardeHISV1

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## 1.0 INTRODUCTION

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This submission accompanies a development application for a proposed detached secondary dwelling to be located at the rear of the subject site.

Surrounding development consists mainly of original early twentieth century style single and two storey houses with numerous examples of later twentieth century infill development including the subject site itself, neighbouring No.1 to the north (the trees of which are noted as a heritage item 280) and the neighbouring house to the south No.3A.

The grounds of the Cheltenham Recreation abut to the east also noted as a heritage item (296). The street is part of the Beecroft-Cheltenham Conservation Area (the HCA).

Clause 5.10(2)(e)(i) of Hornsby LEP 2013, requires consent for amongst other things;

*(2) Requirement for consent Development consent is required for any of the following—*

*(e) erecting a building on land—*

*(i) on which a heritage item is located or that is within a heritage conservation area,  
or*

Clause 5.10(4) requires the consent authority consider the following:

*(4) Effect of proposed development on heritage significance. The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).*

Clause 5.10(5) requires that the consent authority may require:

*(5) Heritage assessment*

*The consent authority may, before granting consent to any development—*

*(a) on land on which a heritage item is located, or*

*(b) on land that is within a heritage conservation area, or*

*(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*

*require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

Given the site is within the HCA and abuts two heritage items, 280 and 296 the provisions of Cl.5.10 are relevant.

## 2.0 HERITAGE VALUES

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### 2.1 Statement of Significance of Precinct 1, Beecroft/Cheltenham Plateau within the Beecroft-Cheltenham Heritage Conservation Area

The significance of the Precinct 1 of the HCA is described in section 8 of the Hornsby DCP in the following terms:

#### 9.3.6 Beecroft—Cheltenham Heritage Conservation Area—Character Statement

*The location of the Beecroft-Cheltenham Heritage Conservation Area and the Precinct boundaries is depicted in Figure 9.3(e).*

##### **History**

*a. The Beecroft-Cheltenham Heritage Conservation Area comprises the Field of Mars Common, a Crown subdivision released over a number of years from 1887. The area's development followed completion of the Main North railway line to Hornsby in 1886.*

##### **Description**

*a. The topography has been a dominant influence on the area's development, determining the location of the railway line, influencing the road layout and restricting development into the deep gullies.*

*b. Subdivision and infill development have been part of the pattern of development. The area retains its predominant character as an area of single dwellings.*

##### *Beecroft-Cheltenham Plateau Precinct*

*c. The Beecroft-Cheltenham plateau extends either side of the railway line and Beecroft Road. The plateau incorporates the early release subdivisions of the Field of Mars which saw development extend in a spine on the more level and accessible land along the transport corridors.*

*d. The early development occurred near Beecroft Station from the late 1880s, comprising villas with modest and large domestic gardens that have become characteristic of the area's streetscape. Development around Cheltenham Station commenced in the 1920s on later subdivisions.*

*e. Victorian villas are among the earliest remaining buildings in Beecroft and Cheltenham. The main building periods are Federation, Edwardian and Interwar, with infill development from later periods also present in most areas.*

*f. Buildings are predominantly single storey in scale, and are well articulated in the manner characteristic of the period.*

*g. Stone foundations, face brick with rendered detailing of small areas and terracotta or slate tiled roofs are typical.*

*h. Mature trees, including remnant forest trees, combine to create a landscaped character. The gardens and private domain plantings contribute to this character.*

##### **Statement of Significance**

*a. The Beecroft-Cheltenham Heritage Conservation Area is significant as an example of a government subdivision that was used to fund the development of a railway line. The area developed from 1893 as a township due to its proximity to Beecroft Station.*

*b. The Heritage Conservation Area demonstrates a multi-layered history of suburban subdivision, re-subdivision and development from the initial boom period of the Victorian crown land subdivision of 1887 to the 1960s, and less noticeably into the present day.*

*c. The area contains a fine collection of buildings from the Victorian, Federation, Arts and Crafts, Inter-War and Post-War eras. There have been comparatively few demolitions to interrupt the "development diary", resulting in generally intact early residential fabric and streetscapes.*

*d. The Beecroft Village Precinct contains an important public reserve and community buildings including the Beecroft School of Arts and the Beecroft War Memorial that represent the aspiration of a growing suburb. The continuing*

*focus in the Beecroft village for day to day activities and community interaction, together with the community buildings, clubs and activities show an enduring sense of community cohesiveness.*

## 2.1 Site Contribution to Conservation Area

The street presents an essentially cohesive streetscape of detached dwelling houses of single and two storey scale. As noted in (c) above original buildings in the street are Victorian, Federation Arts & Crafts etc but houses from later decades of the 20<sup>th</sup> century are present including Nos. 1,3, and 3a The Boulevard. Many original buildings have had sympathetic second level additions.

The subject site is contributory to the character of the conservation area through being a detached house in a heavily landscaped garden setting, noting that the house cannot be easily viewed from the street due to the amount of front yard vegetation present. This is a common trait to many house in the street including also to No.1 and No.5 The Boulevard (Heritage item 281). The house is representative of its era retaining many original fittings and features however is not listed as a heritage item.



**Fig 1.** No.3 Street elevation, note lack of visibility of house



**Fig 2.** Relationship with No.1 to left of photo

The significance of the house relates to its landscaped street presentation and its consistency with housing found on other lots in the vicinity in relation to form, height and setbacks and location.

## 3.0 HERITAGE ASSESSMENT

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### 3.1 Proposed Development:

#### 1. **Secondary Dwelling**

- *Detached 2 bedroom secondary dwelling to be located in the north eastern corner of the site;*
- *2m setback to the north and 3.05m to the east (rear)*

#### 2. **Elevations & Materials**

- *Select brickwork to match existing house;*
- *Select tile roofing to match existing house;*
- *Powder coated aluminium windows;*

### 3.2 Conservation Area Effects

#### *Positive Impacts*

The work proposed is single level only and located well removed from the streetscape at the rear of the site behind the attached garage. As is evident from the enclosed photographs the site of the development would if at all, only be disclosed by very limited and narrow glimpses from The Boulevard with the front wall of the proposed building being approximately 50m from the street frontage of the property.

The proposed dwelling has a sympathetic rectangular floor plan and will be articulated by an al fresco area, fenestration and front porch.

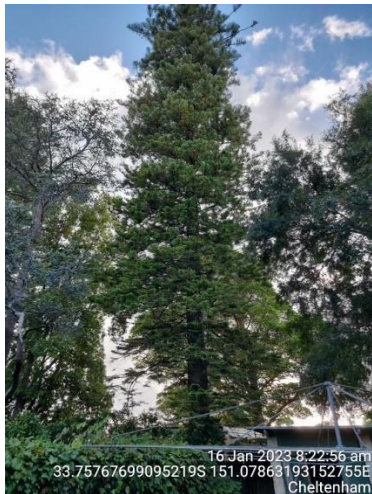
The proposal is supportive of conservation values and will enable the property to maintain its positive contribution to the Conservation area.

An arborist report has been obtained in relation to tree and vegetation impact noting the proximity of the proposed building to heritage items 280 (trees), No.1 The Boulevard and 296 (grounds), Cheltenham Recreation Club. The primary recommendation of the arborist report relates to tree on No.1 The Boulevard noted as an *Araucaria columnaris* (Cook Pine). The report has recommended an increase in setback to assist retention. The setback has been increased from 1m as reviewed to 2m as recommended and as reflected on the DA plans.

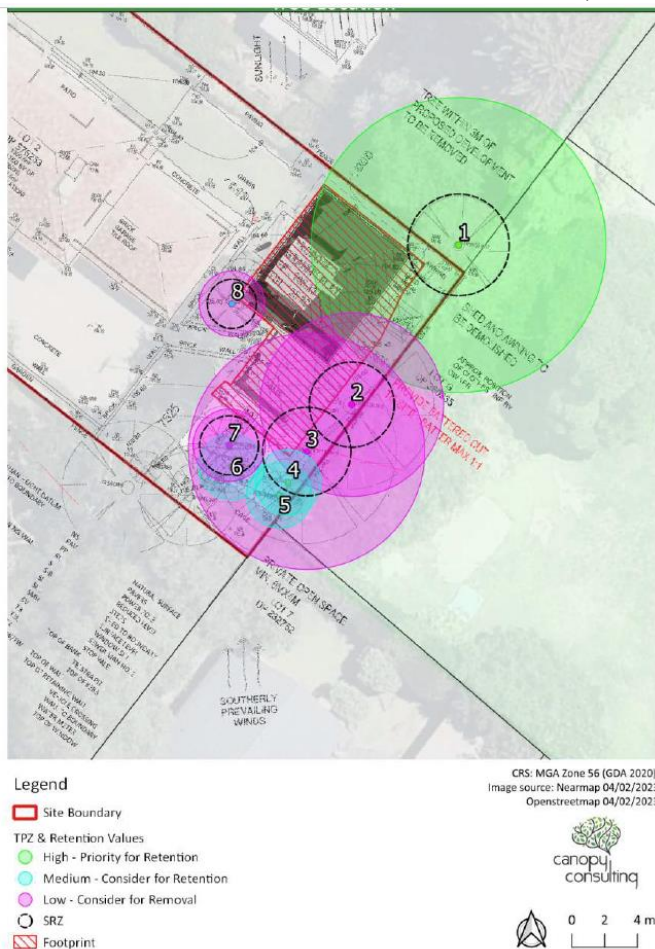
Four trees located on the site supported for removal are 2 X Chinese Elms which present with fractures and a history of failure along with a weeping fig (7m) and an Indian Hawthorn (four tree grouping 3m). These trees are all assessed as having low retention value.

Additionally three *Kentia* Palms are recommended for retention and are located outside the building footprint.





**Fig 3.** Cook Pine located on No.1 The Boulevard (source: Canopy Consulting 6 February 2023)



**Figure 3:** Map showing retention values, tree protection zones, and structural root zones, and overlaid plans.

**Fig 4.** Tree Location plan reproduced from Arborist report (source: Canopy Consulting 6 February 2023)

With respect to the Cheltenham Recreation Club, the proposed building being single storey with a low pitched roof and located 3.05m off the eastern boundary will not pose any negative visual of other effects on the grounds of the club. It will present as visually unobtrusive akin to an outbuilding. The adjacent area is also not a heavily used part of the site and is well removed from the streetscapes.



### *Negative Impacts*

There are no negative impacts related to the proposed development. The works proposed and the manner in which they have been designed are such as to avoid negative impacts and so maintain the contribution of the property to the heritage streetscape, conservation area and to respect and control impacts on the two adjacent heritage items.

The recommendations of the arborist report have been adopted in the location of the building whilst the construction recommendations will be adhered to and can form conditions of consent.

Whilst it might be argued that any tree removal is a negative impact, those site species to be removed do not possess high retention value and are not prominent either in a streetscape sense or from neighbouring properties.

## 4.0 CONCLUSION

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The proposed is located at the rear of the dwelling behind the existing house and thus will not be visible from the conservation area streetscape. As such the proposed development will enable the site to contribute to the HCA in manner it currently does. Materials of construction will match those used in the existing dwelling on the site.

Relocation of the building footprint to be 2.0m from the northern boundary will ensure minimisation of the impact on the Cook Pine located on No.1 The Boulevard acknowledging the heritage listing of the trees on this property.

The proposal, its form, location and materials are appropriate within and contextual to the Beecroft-Cheltenham Conservation Area. The development will have no material adverse effects on the identified conservation values associated with the Conservation Area nor any abutting heritage item and is supported on heritage grounds.

The proposal is assessed as appropriate and in conformity with the heritage provisions and objectives of Hornsby Local Environmental Plan 2013 and Hornsby Development Control Plan having regard to the nature and characteristics of the proposed work.

C.F. Blyth RPIA Director

**Plansight Pty Ltd**

Docs/3TheBoulevardHISV1

## Annexure 1

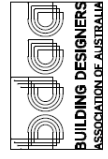
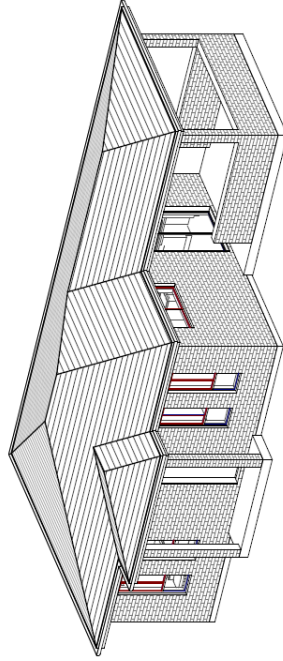


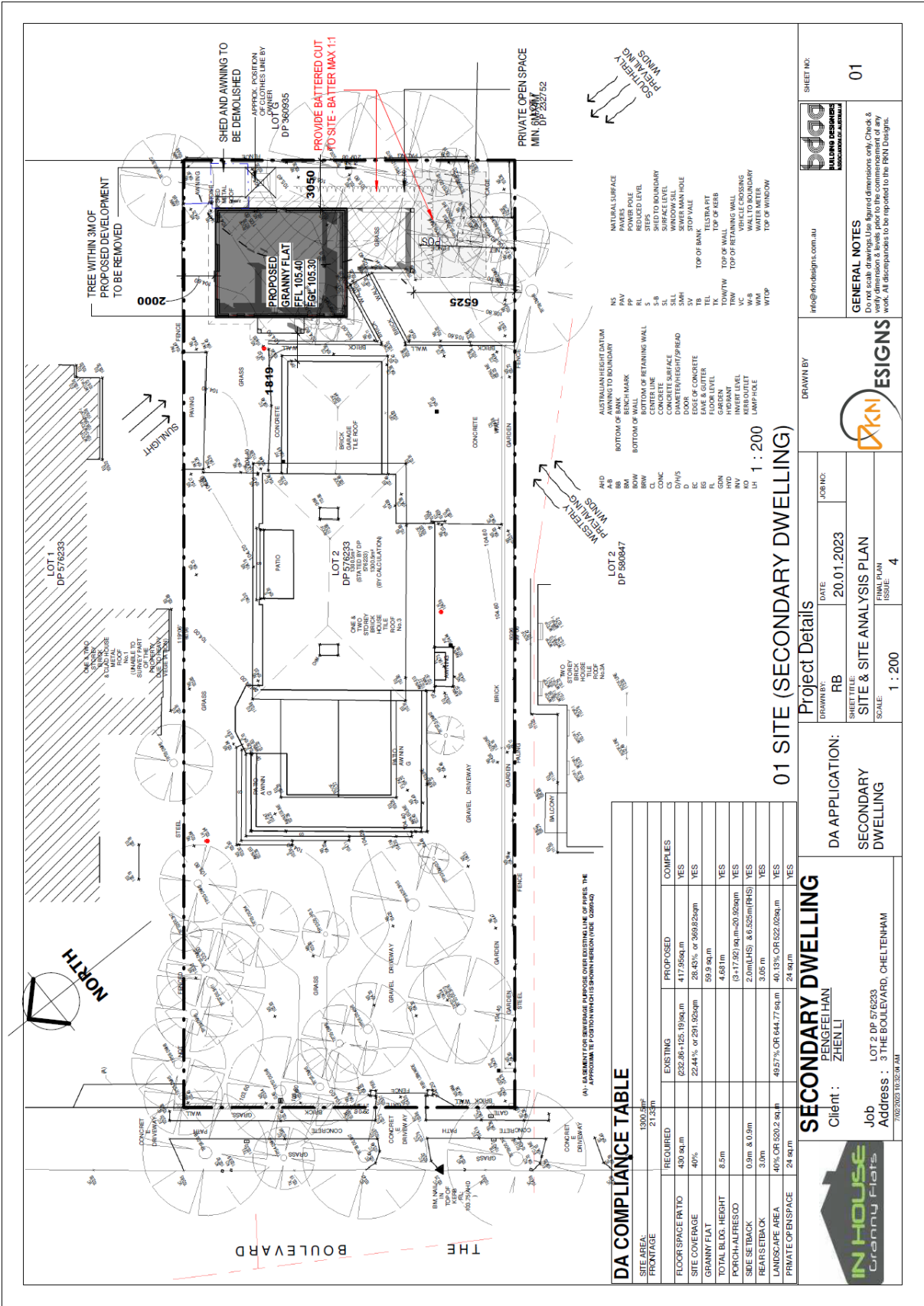
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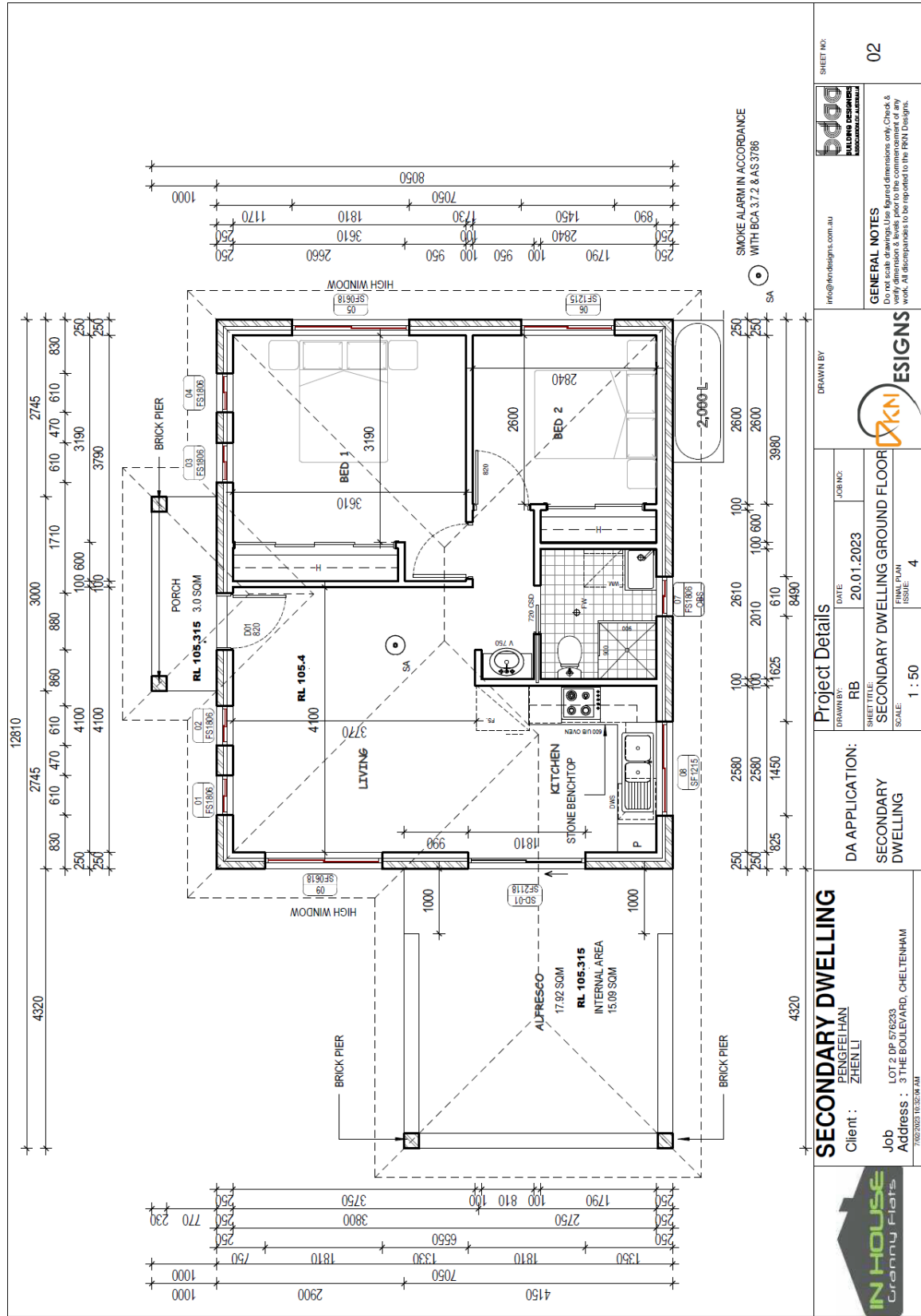
**PENGFEI HAN  
ZHEN LI**

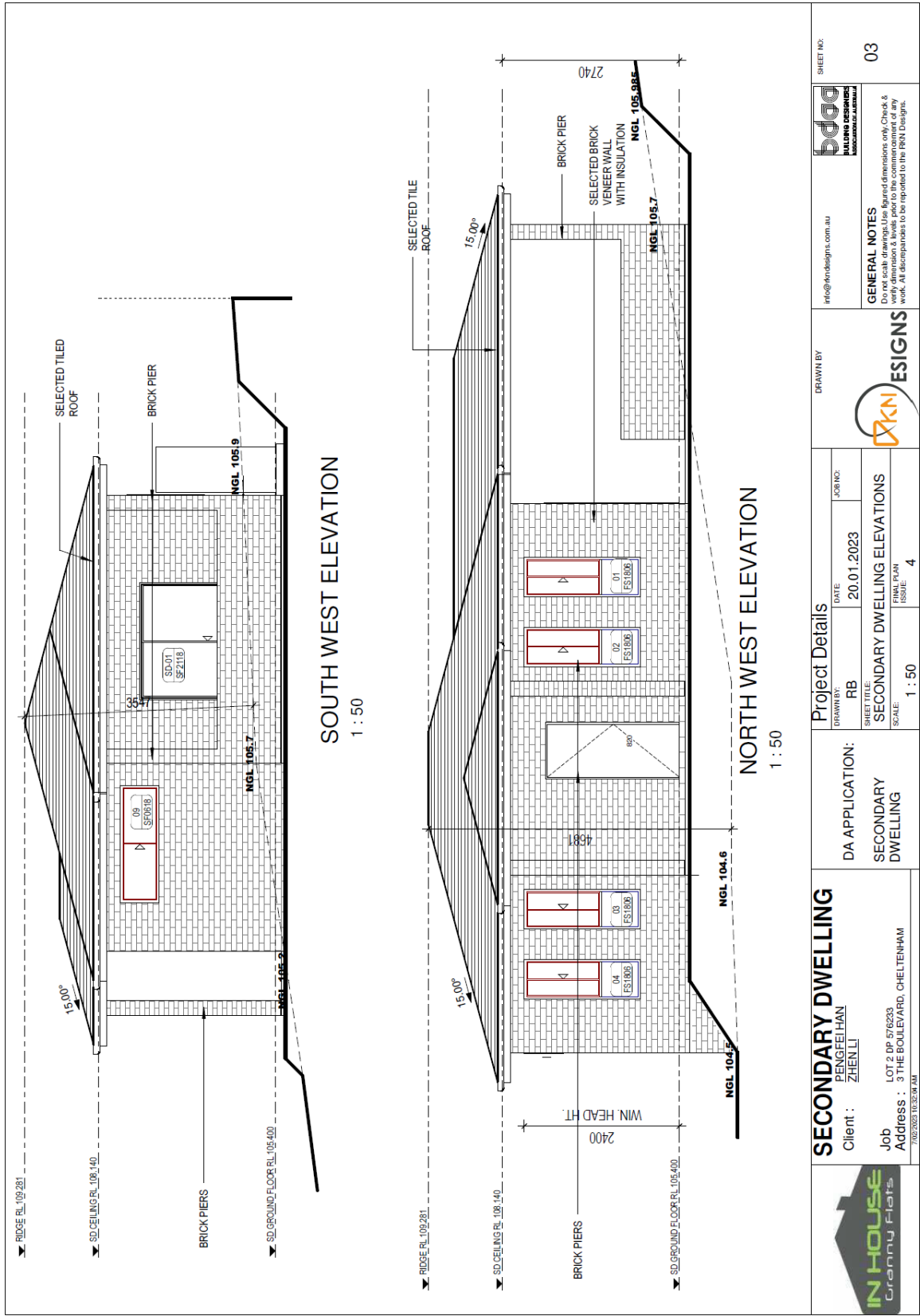
PROJECT:

**LOT 2 DP 576233  
3 THE BOULEVARD,  
CHELTENHAM**

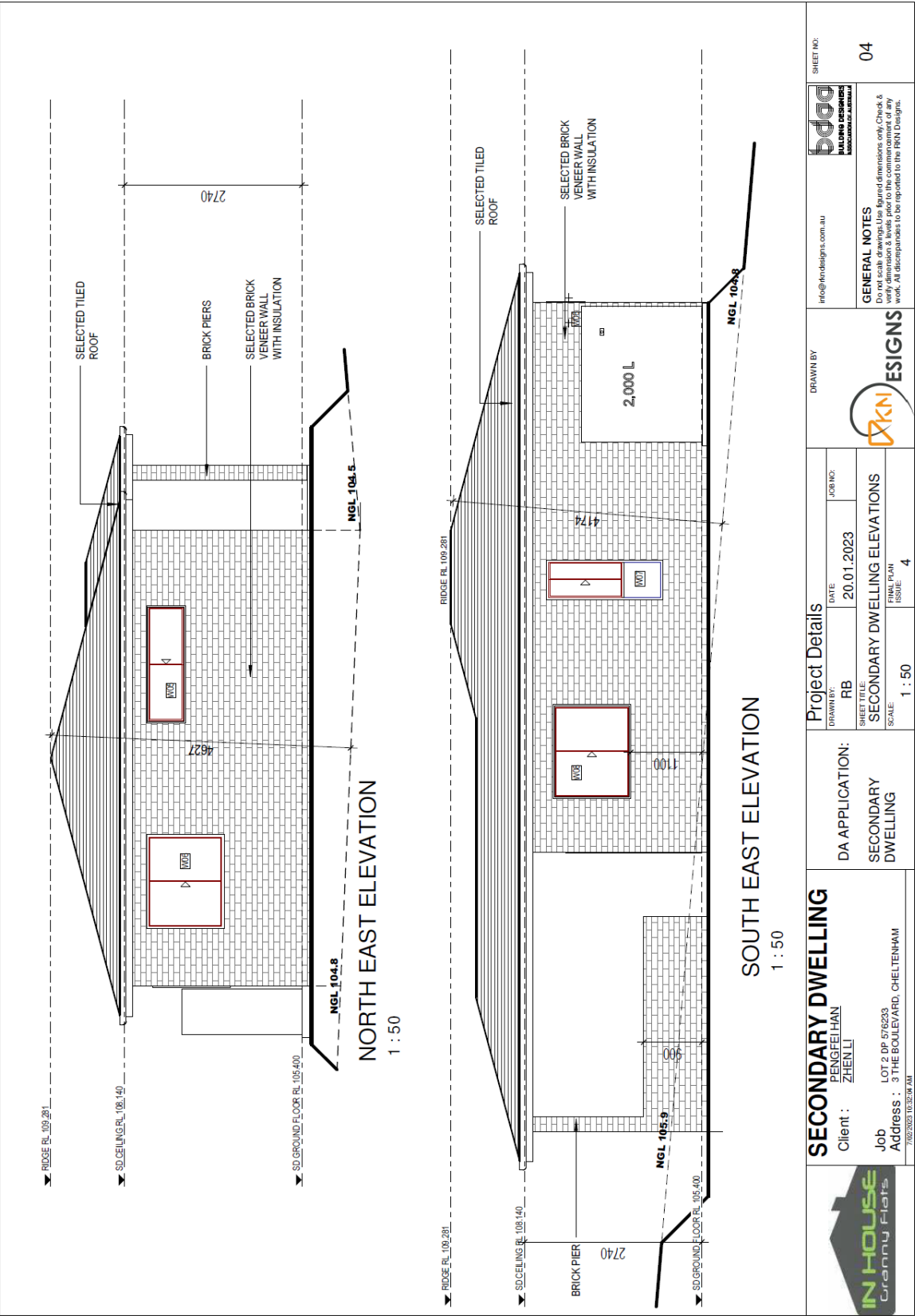






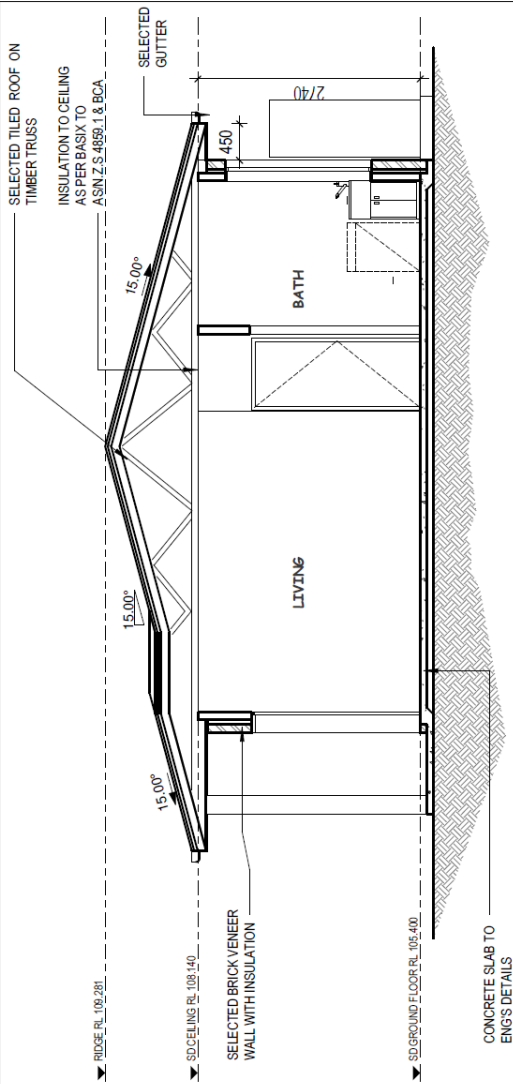








	<b>SECONDARY DWELLING</b>		<b>DA APPLICATION:</b>		<b>Project Details</b>		<b>Drawn By</b>		 info@bndesigns.com.au	SHEET NO.  04		
	Client : <u>PENGFEI HAN ZHEN LI</u>		SECONDARY DWELLING		SHEET TITLE SECONDARY DWELLING ELEVATIONS		DRAWN BY RB					
	Job Address : <u>LOT 2 DP 576233 3 THE BOULEVARD, CHELTENHAM</u> 7/02/2023 10:32 AM		SCALE: 1 : 50		DATE 20.01.2023		JOB NO. 4					
											<b>GENERAL NOTES</b> Do not scale drawings. Use figured dimensions only. Check & verify all dimensions and details before construction work. All discrepancies to be reported to the RNN Design.	



# Section A-A 1 1 : 50

WINDOW & SLIDING DOOR Schedule				
Window No.	Model	Height	Width	Glazing
01	FS1806	1800	610	SLIDING WINDOW
02	FS1806	1800	610	SLIDING WINDOW
03	FS1806	1800	610	SLIDING WINDOW
04	FS1806	1800	610	SLIDING WINDOW
05	SF0618	600	1810	SLIDING WINDOW
06	SF1215	1200	1450	SLIDING WINDOW
07	FS1806 OBS	1800	610	SLIDING WINDOW
08	SF1215	1200	1450	SLIDING WINDOW
09	SF0618	600	1810	SLIDING WINDOW
SD-01	SF2118	2100	1810	SLIDING DOOR

**SECONDARY DWELLING**  
PENGFEI HAN  
ZHEN LI

Client :  
Job  
Address : LOT 2 DP 576233  
3 THE BOULEVARD, CHELTENHAM

7/02/2023 10:32 AM

**DA APPLICATION:**  
SECONDARY DWELLING

**Project Details**  
DRAWN BY: RB  
DATE: 20.01.2023  
JOB NO.:  
SHEET TITLE: SECONDARY DWELLING SECTION & BASIS  
SCALE: 1 : 50  
FRONT PLAN  
ISSUE: 4

**GENERAL NOTES**  
Do not scale drawings. Use figured dimensions only. Check & confirm all dimensions and details with the client before commencing work. All discrepancies to be reported to the RKN Designs.

**ESIGNS**

info@rkn designs.com.au

**05**

SHEET NO:



