



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

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The General Manager
Hornsby Shire Council

Dear Sir,

Have Your Say – Comments on the Draft Heritage DCP

The Beecroft Cheltenham Civic Trust supports the draft DCP for Heritage. Many of the issues raised in our earlier submission have been added or expanded, such as curtilage, retention of original landscaping, gardens and plant species, and visual impact of battle axe dwellings seen from the street.

There is reference to a curtilage study being required as part of any subdivision. However the Trust was only able to locate the following footnote on page 14;

Applications for subdivision of a heritage item will require a curtilage analysis with particular emphasis on the potential impact on garden and landscape settings.

The Trust raised the issue of loss of significant curtilage surrounding heritage items to be a major problem and feels more information is required in the DCP.

To explain the Trust's concerns, below is an example,

When a lot is subdivided into two 600 m² lots the original dwelling facing the street has a large front setback but is usually provided with the minimum sized rear yard. If the original dwelling is small, over time the new owner will want to construct an extension, or a garage, in the rear yard. As a result the rear open space is severely compromised with loss of the desirable outcomes.

The Trust acknowledges it is difficult to predict future trends but we believe Council when assessing a development should place greater consideration on what the likely future outcomes will be. Council should be creative in avoiding poor decisions in the past.

Hopefully the new guidelines will assist Council in managing development throughout the heritage precincts.

Yours sincerely,
Ross Walker OAM

President
Beecroft Cheltenham Civic Trust