

9 March 2022

Mr Steve Rubie
 Director
 Digital Place Solutions

Dear Mr Rubie,

Re: Heritage impact of signage proposed for M2 near Beecroft Road over pass

The Area

The Beecroft Road overpass of the M2 is within the southern extremity of the Gullies Precinct of the Beecroft-Cheltenham Conservation Area of the Hornsby LEP. The inclusion of the area in the HCA is now an anomaly as it includes the M2 as the boundaries of the HCA were defined prior to the M2s construction. The M2 in this area is within a cutting with the houses above largely screened from the motorway. There are no individually listed heritage items in the vicinity of Stewart Close or amongst the houses abutting the motorway reserve.

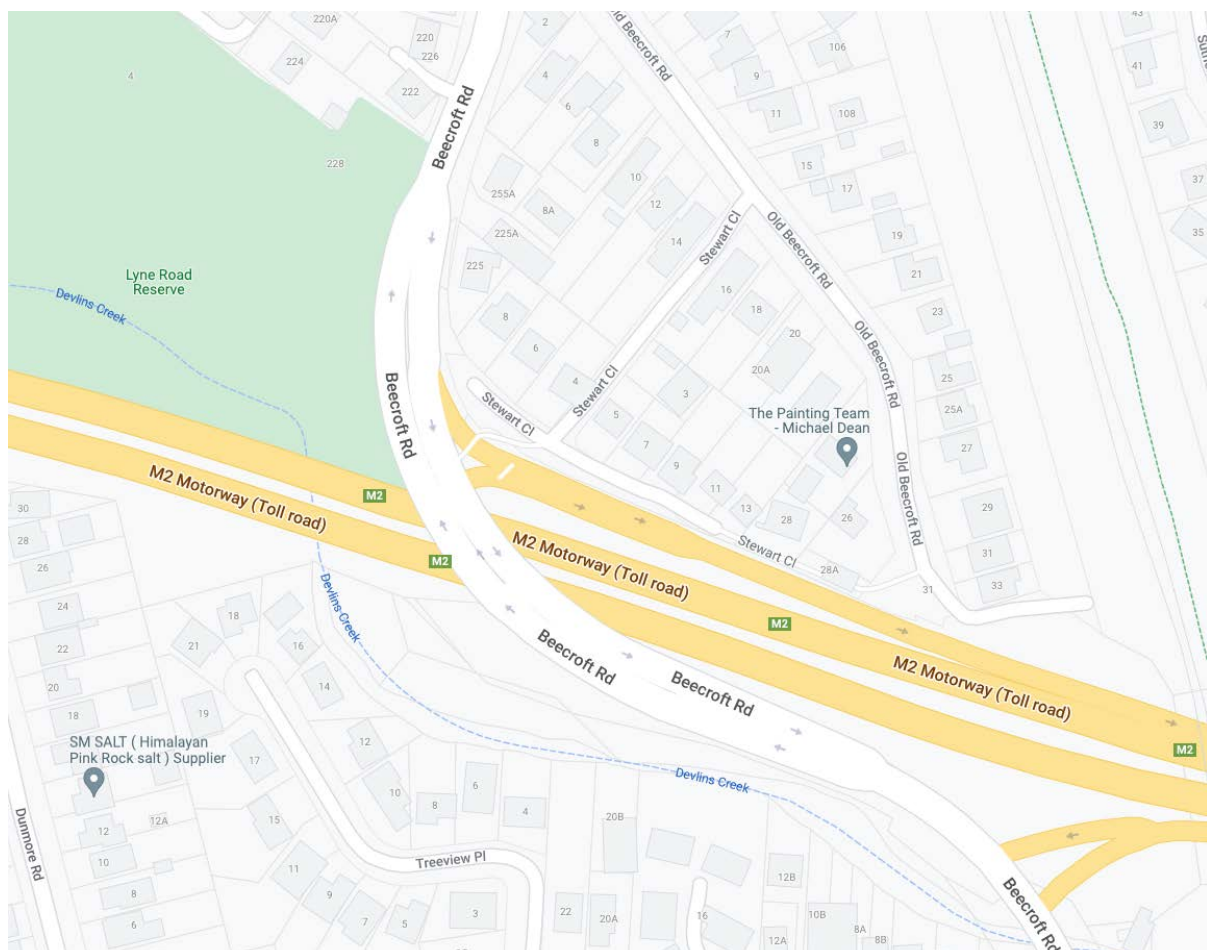


Figure 1: The Beecroft Road M2 overpass and environs. Stewart Close is a street of contemporary houses. Residences to the east of the “T” intersection will be able to look down to the pillars from the second storey. [Google Maps]

The HCA

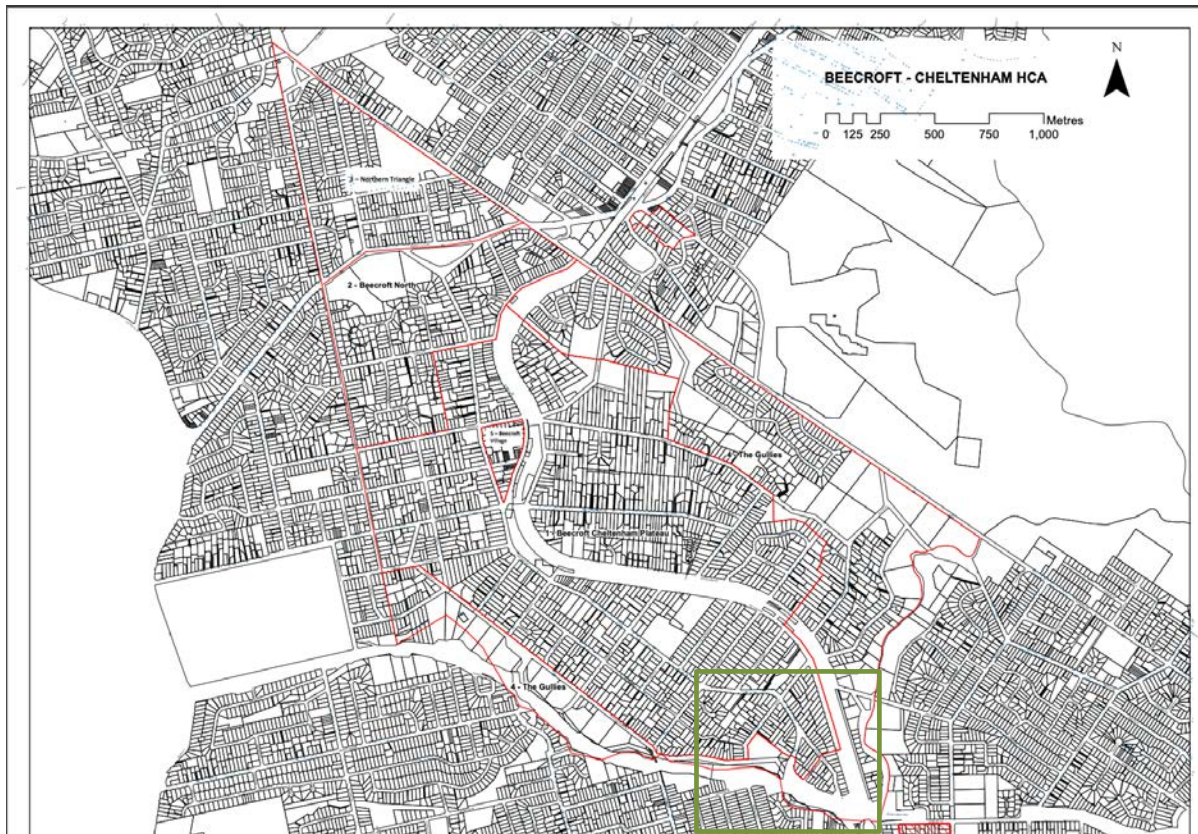


Figure 2: The Beecroft-Cheltenham Heritage Conservation Area. The portion bordered in green is enlarged in Figure 2. [Hornsby DCP 2013] For a zoomable version see https://hscenquiry.hornsby.nsw.gov.au/temp/002_002_0E531JK108R_JUQHAMUP.PDF



Figure 3: Extract from map of the Beecroft-Cheltenham Conservation Area. Proposed location of signage indicated by green encircled cross. The proposed site (marked by green crossed circle) is within The Gullies Precinct – the southern and eastern most portion of the map HCA and adjacent to the Beecroft-Cheltenham Plateau Precinct to the north of the site. [Hornsby DCP 2013]



Figure 9.3(k): East Epping Heritage Conservation Area. (C)

Figure 4: The East Epping Conservation Area is to the east and south of the proposed signage site with a railway bridge in-between and will not be impacted by the proposed signage. [Hornsby DCP, 2013]

The M2 and Beecroft Road Overpass



Figure 5: Looking north-west on M2 to the Beecroft Road overbridge. Contemporary house in the Gullies Precinct of the Beecroft-Cheltenham Heritage Conservation Area. The concrete pillars on which the signage is proposed to be sited are in the mid distance and below the level of the screening. [Google Street View]



Figure 6: In this view, the location of the proposed signage are the concrete pillars on the extreme left. In the background above and behind the cutting are contemporary houses of Stewart Close adjoining the motorway reserve. [Google Street View]



Figure 7: View from Beecroft Road overbridge across to the HCA and contemporary houses. Motorway below.



Figure 8: View east along motorway cutting from Beecroft Road overbridge, showing depth of cutting. In left foreground are the tops of the concrete pillars on which it is proposed to erect the signage.

Stewart Close



Figure 9: View south down Stewart Close to the motorway



Figure 10: View east along Stewart Close.



Figure 11: Another view to south along Stewart Close.



Figure 12: View toward Stewart Close from termination of Old Beecroft Road.

Conclusion

While the site for the proposed signage is within the HCA it is not within view of any listed heritage items. The signage will be at an angle (oriented to the east) and below the direct site lines of the southerly oriented residences addressing Stewart Close.

The site's inclusion in the HCA is remnant from the defining of the area prior to the construction of the motorway in the early 1990s (it was opened in 1997). The HCA (defined pre c. 1994) boundaries need to be redefined to reflect the motorway's existence. This would still place the site in the vicinity of a HCA, however given:

- the motorway context – signage, tunnels, ramps, fencing, barriers;
- the siting in a cutting below the HCA's natural topography;
- no impact on views *to* the HCA; and,
- minimal visibility *from* the HCA.

in my opinion there will be no negative impacts on the character of the conservation area and therefore approval would not be withheld on heritage grounds.

Yours sincerely



Dr Sue Rosen
Director
9 March 2022

