

17 August 2022

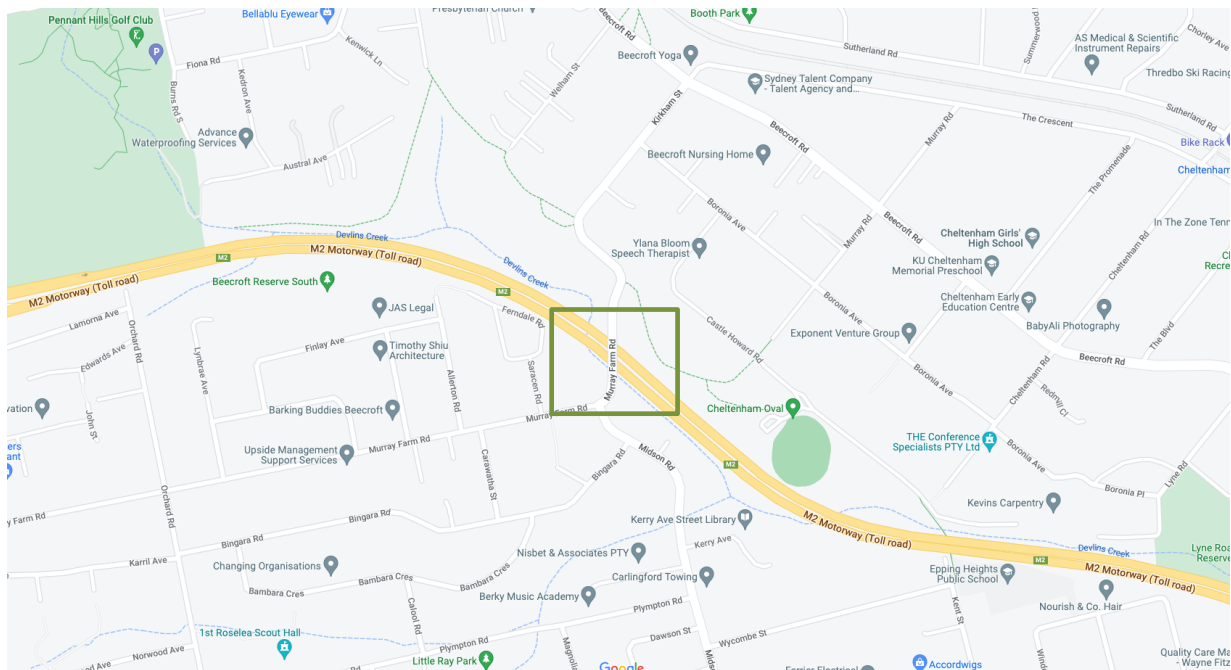
Mr Steve Rubie  
 Director  
 Digital Place Solutions

Dear Mr Rubie,

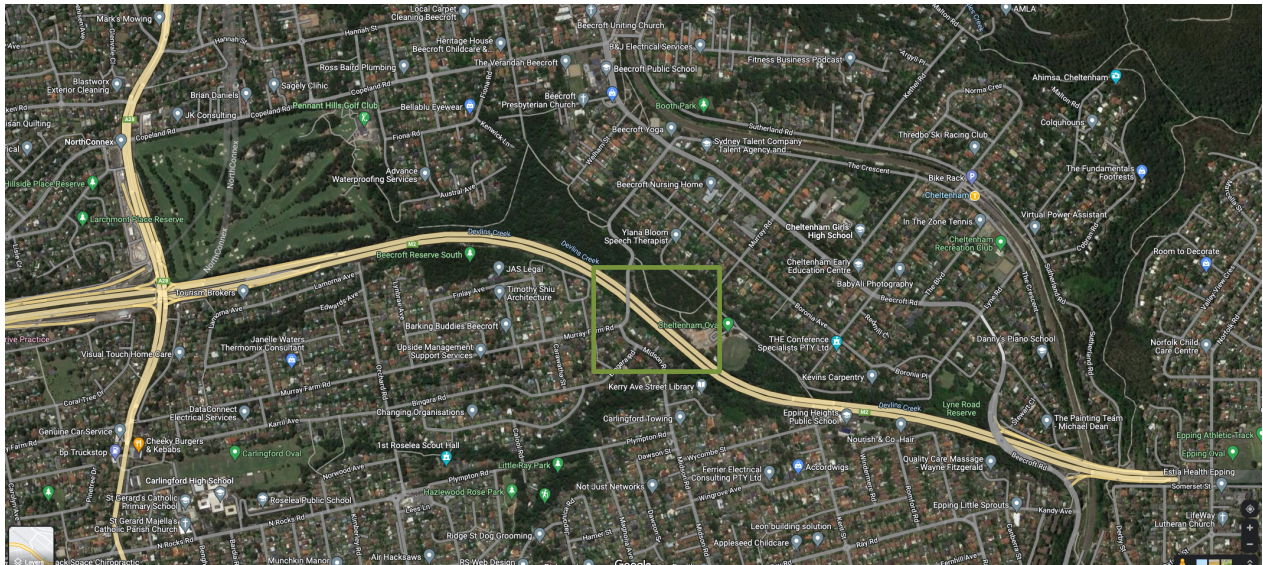
## Re: Heritage impact of signage proposed for M2 on Murray Farm Road Overpass

### The Area

The Murray Farm Road overpass of the M2 is within the southern extremity of the Gullies Precinct of the Beecroft-Cheltenham Conservation Area on the Hornsby LEP. The inclusion of the area in the HCA is now an anomaly as it includes the M2, the boundaries of which were defined prior to the M2s construction. The M2 in this area runs beside a forested area of eucalypts, identified as Beecroft Park or Beecroft Reserve which in part includes a local landscape heritage item, No. 70 on the Hornsby LEP – “Bushland Reserve Beecroft and Cheltenham Parks” – the majority of which (Beecroft Park) is located to the west of the overpass with another component, Cheltenham Park is located further to the east adjoining Cheltenham Oval to the East.

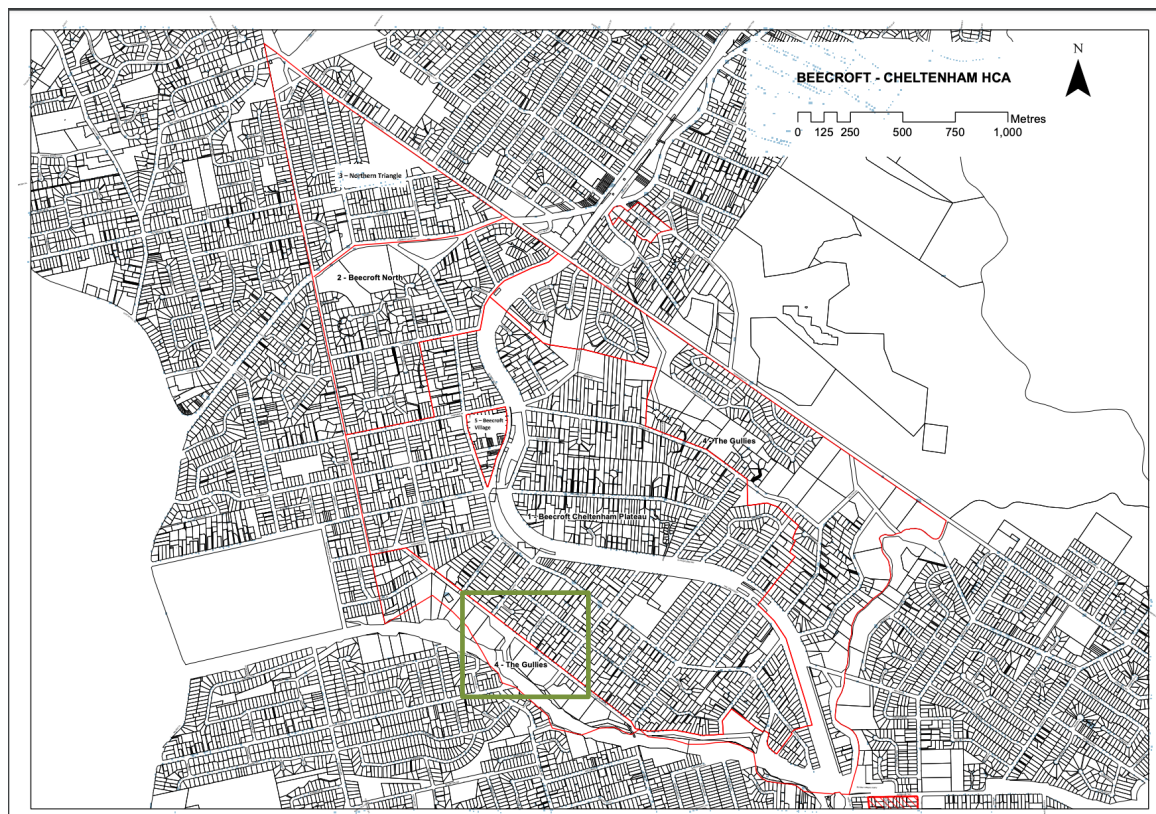


**Figure 1:** The Murray Farm Road M2 overpass and environs. After crossing the Motorway, Murray Farm Road joins Kirkham Street which runs north to Beecroft Road. Devlin's Creek runs parallel to the motorway on its northern side, crossing to the southern side near the overpass. [Google Maps]



**Figure 2:** The Murray Farm Road M2 overpass and environs. Between Pennant Hills Road and the Beecroft Road overpass, the M2 is bordered on the north by the Pennant Hills Golf Club and Beecroft Park/Reserve, a residential subdivision, Cheltenham Oval and Park and Lynne Road Reserve. The south side is more densely subdivided but elements of intermittent bush remain along Devlin's Creek. [Google Maps]

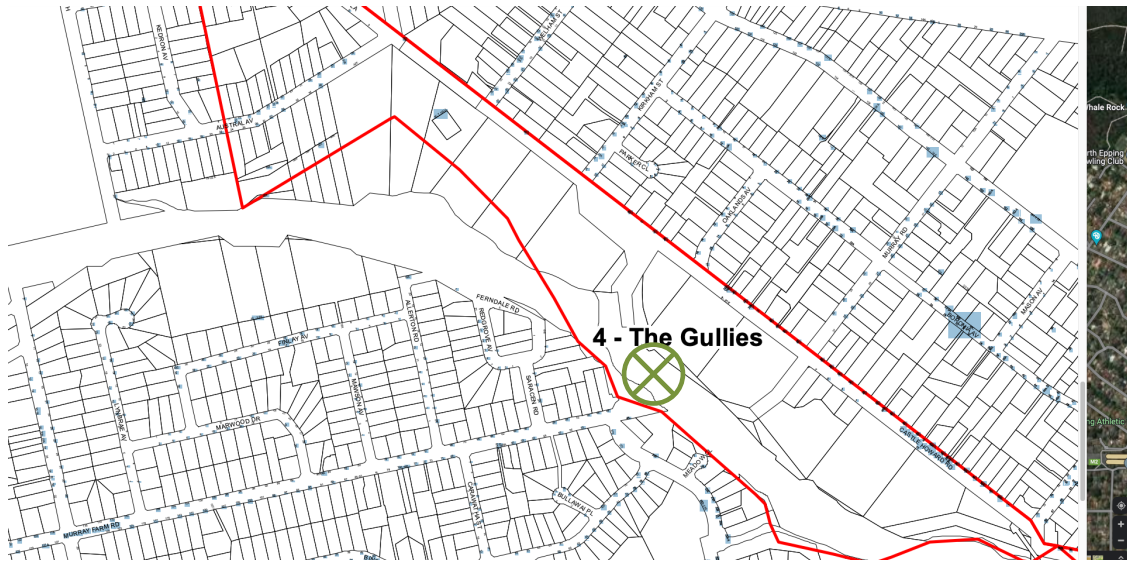
## The HCA



**Figure 3:** The Beecroft-Cheltenham Heritage Conservation Area. The site is located on the southern perimeter of The Gullies Precinct. The portion bordered in green is enlarged in **Figure 4**. [Hornsby DCP 2013] For a zoomable version see.

[https://hscenquiry.hornsby.nsw.gov.au/temp/002\\_002\\_0E531JK108R\\_FYHCQRSK.PDF](https://hscenquiry.hornsby.nsw.gov.au/temp/002_002_0E531JK108R_FYHCQRSK.PDF)





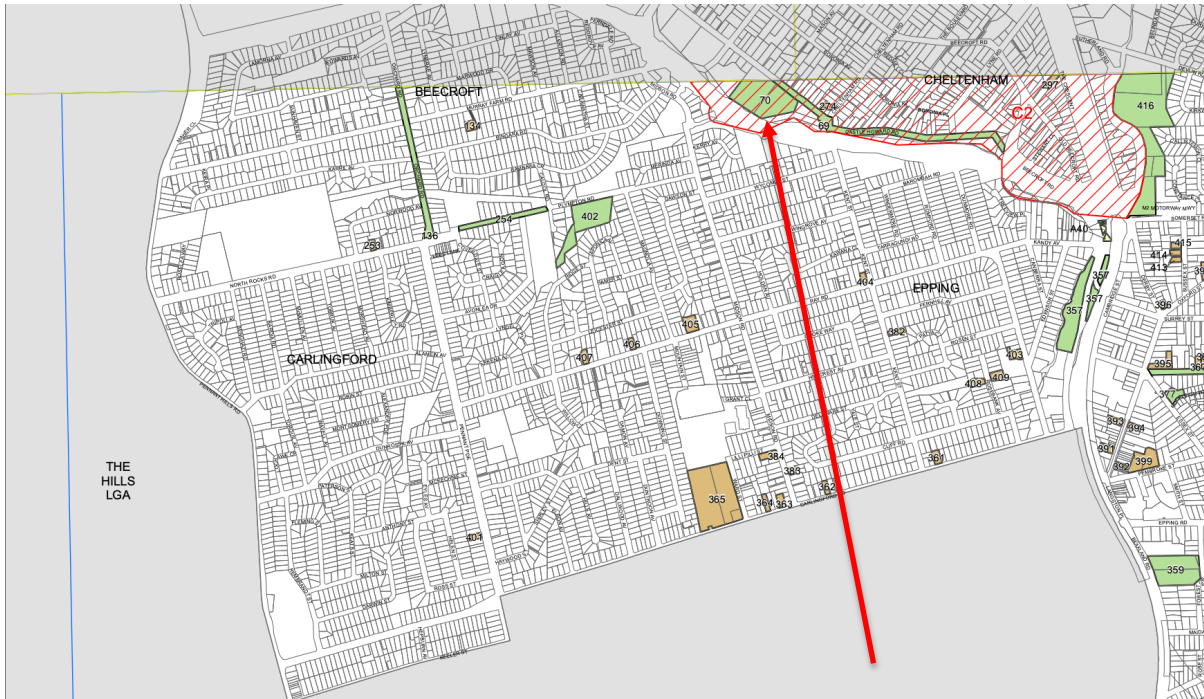
**Figure 4:** Extract from map of the Beecroft-Cheltenham Conservation Area. Proposed location of signage indicated by green encircled cross. The proposed site is within The Gullies Precinct – the southern most portion of the map HCA, defined prior to the construction of the M2 [Hornsby DCP 2013]

## Nearby Heritage Items

A local landscape heritage item, No. 70 on the Hornsby LEP – “Bushland Reserve Beecroft and Cheltenham Parks” – exists in two separated parts to the north of the M2. Item 70 is located over:

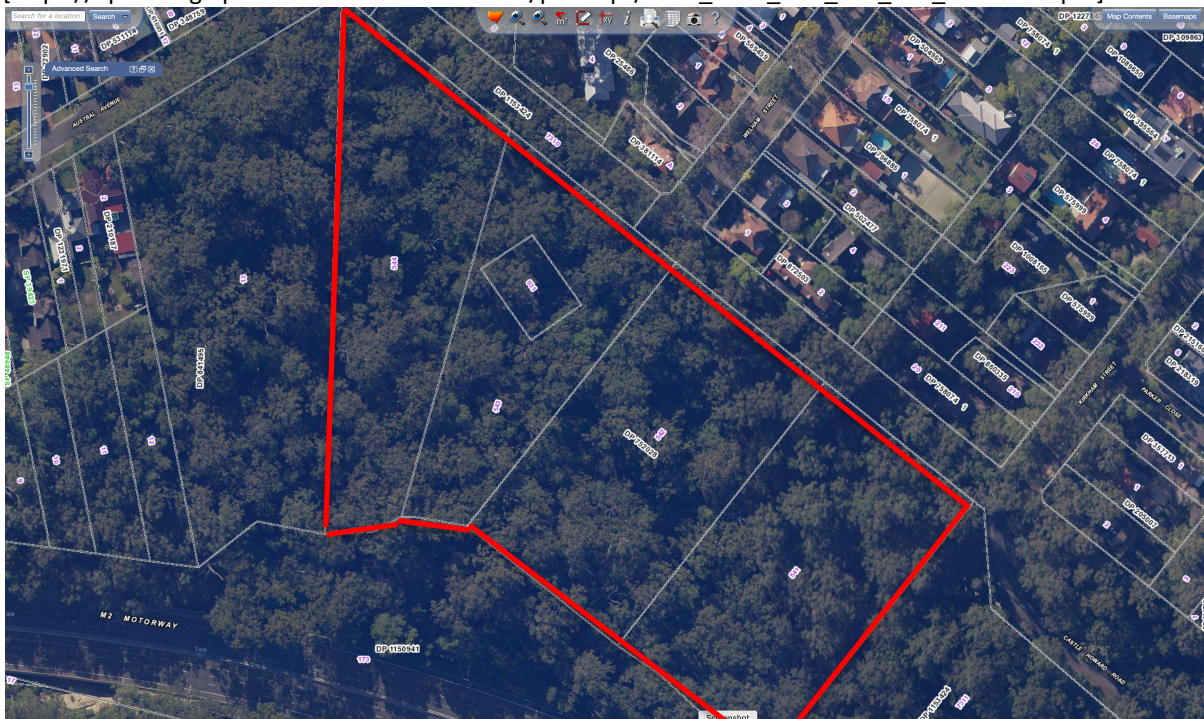
Lots 537–539, DP 752028;  
 Part Lot 540, DP 752028;  
 Lots 541–544, DP 752028;  
 Lot 931, DP 752028;  
 which are located to the west of the overpass (Beecroft Park) and,

Lot 13, DP 842090 (Cheltenham Park) located on the eastern side of Cheltenham Oval to the east of the overpass. (See also Appendix A for listing and Schedule 5 of the LEP at <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2013-0569#sch.5>)



**Figure 5:** Item 70 as depicted on the Hornsby LEP Heritage Schedule is shown east of the Murray Farm Road overpass. However, aside from Cheltenham Park, the remainder of the item is west of the overpass. Although part of the official LEP as gazetted, the siting of the Item 70 on this plan appears to be in error.

[[https://eplanningdprod.blob.core.windows.net/pdfmaps/4000\\_COM\\_HER\\_011\\_020\\_20130903.pdf](https://eplanningdprod.blob.core.windows.net/pdfmaps/4000_COM_HER_011_020_20130903.pdf)]



**Figure 6:** The portion of Beecroft Park included in Item 70 on the Hornsby LEP Heritage Schedule. The M2 runs across the bottom of the figure. The overpass is out of view around the curve to the east. The above includes the following lots: Lots 541–544, DP 752028; Lot 931, DP 752028. It is assumed that the lots adjacent are also part of the Park but the lot and DP numbers of the listing have been superseded and not updated on the listing.



## The M2 From Pennant Hills Road to Beecroft Road Overpass

The M2 motorway east bound through Beecroft (northern side) and Epping (southern side) from the intersection with Pennant Hills Road approaches the Murray Farm Road overpass in a long gradually descending sweep through a series of curves. On both the north and south, from the Pennant Hills Road eastward entrance, the motorway is fringed by sound barriers and eucalypts, with a forested horizon. For the eastbound motorist, there are glimpses of the open lawns of the Pennant Hills Golf Club on the left. **Figure 7**



**Figure 7:** View from Pennant Hills Road access point.

Further east, after crossing Devlin's Creek the road curves to the south midway between Pennant Hills Road and Murray Farm Road, the sound barriers edge the road on both sides with dense trees/woodland above and behind the barriers. The view ahead for motorists is of sound barriers with forest framing the horizon and the motorway corridor. **Figure 8**



**Figure 8:** View along east along the motorway after crossing Devlin's Creek toward the curve in the distance.



As the overpass is approached, on the south, the road cuts through sandstone topped by sand barriers with shrubs in front and forest behind. On the northern side, the barriers continue for some distance until they become unnecessary with the natural topography and bush, shielding the line of road across a valley through which Devlin Creek flows. A chain wire fence runs along this section. **Figure 7**



**Figure 7:** View along east along the motorway the overpass can be seen in the distance on a curve in the line of road. on the left is item 70 of Schedule 5 on the Hornsby LEP



The motorway is carried over a bridge crossing Devlin's Creek with forest visible on the northern side and high sound barriers on the south. The overpass dominates the horizon to the east. **Figure 8.**



**Figure 8:** A motorists view approaching the proposed site of the signage. The HCA and Item 70 is on the left. They eye of the motorist is drawn to the east by the line of road and the bridge.

The overpass obscures views of the HCA and forest. **Figure 9.**



**Figure 9:** Detail of immediate western approach to the proposed site of the signage.





**Figure 10:** The view experienced passing through the underpass and under the proposed sign.

The eastern façade of the bridge is covered by paneling to half the height of the safety fencing, well above the handrail. **Figure 11:**



**Figure 11:** Motorists view in the rear-view mirror after passing through the underpass.

To the east of the overpass the line of road runs briefly through sandstone cuttings on the north topped by trees, a chain wire fence and then sound barriers on the north. On the southern side high sound barriers consistently edge the road from then on, both before and after the bridge.

Within a short distance high sound walls border the line of road on both sides until the next overpass and beyond. Trees, increasingly thinly are evident over the top of the walls. **Figure 12.**



**Figure 12:** The line of road is increasingly delineated by sound barriers after passing through the underpass.



## Site Photos



**Figure 13:** Approach to the overpass from northern (Beecroft) side.



**Figure 14:** Approach to the overpass from northern (Beecroft) side. Focus on eastern façade. Note screening that extends to handrail height.





**Figure 15:** Approach to the overpass from southern (Epping) side.



**Figure 16:** View from overpass west along motorway, with HCA and part of Heritage Item 70 on right. The sign will hang below the point from which this image was taken.





**Figure 17:** Screening on eastern façade that obscures views.



**Figure 18:** Close up view of Item 70 from near the emergency stopping bay on the M2.





**Figure 19:** Item 70 is very densely vegetated. Track near the motorway have been blocked off – public access is now on the high ground above.



**Figure 20:** In the centre of the image there is a glimpse of the overpass approximating where the sign will be located. This photo was taken well down the slope and off the track.



## The Proposal



**Figure 21:** Indicative sign design and proportions in relation to the overpass. Note that the sign is in line with the screening on the eastern façade and below the handrail. Views from the overpass and to the HCA and Item 70 will not be impacted by its construction.

## Heritage Impacts

While the site for the proposed signage is within the vicinity of the HCA and item 70 on the HELP it will not obscure views to the HCA or heritage item because it will be sited low on the overpass and will not add further visual obstructions that those posed by the existing overpass structure. Motorists will have the HCA and Item 70 on their left as they travel east. The sign will not impede their views of the Heritage.

Given that:

- the sign will not impede views to Item 70 or to the HCA from the M2 or the overpass, and
- the minimal visibility *from* the HCA and heritage item 70

It is my opinion there will be no negative impacts on the character of the conservation area or item 70 and therefore approval should not be withheld on heritage grounds.

Yours sincerely

*Sue Rosen*

Dr Sue Rosen  
 Director  
 17 August 2022

## APPENDIX A – HERITAGE LISTING





## Heritage Register

[Home](#)[Help](#)[Show All](#)[Search](#)[Items By Suburb](#)[Select..](#)

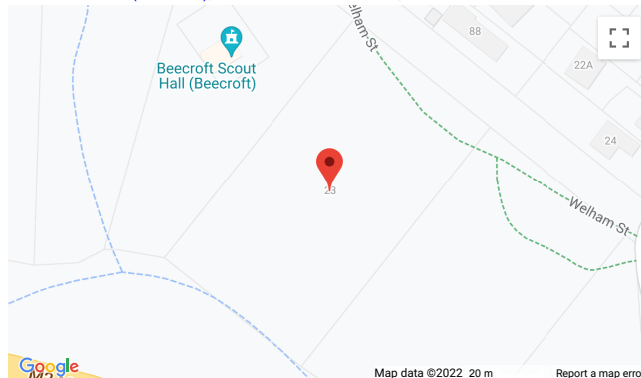
Item No.:

I 70

Location:

Beecroft Park (D500318) 23X Castle Howard Road BEECROFT NSW 2119

Show related property details:

[Beecroft Park \(D500314 & D500318\), Castle Howard Road, CHELTENHAM NSW 2119](#)[Beecroft Park \(D500318\), 23X Castle Howard Road, BEECROFT NSW 2119](#)

Status:

Listed Item

Item Name:

Bushland Reserve - Beecroft/Cheltenham Park

Item Type:

Landscape

Statement of

Significance:

This group of native trees along the road reserve, adjoining private properties and bushland reserves in this section of the Devlin's Creek corridor (including Beecroft Park and Cheltenham Oval) is considered to be of outstanding significance. The corridor encompasses transitional remnant native tree groups and core bushland described as Sydney Turpentine-Ironbark Forest (STIF), Blue Gum High Forest (BGHF) and Blackbutt Gully Forest (Smith & Smith 2007). Sydney Turpentine-Ironbark Forest (STIF) and Blue Gum High Forest in the Sydney Basin Bioregion (BGHF) are both listed as critically endangered ecological communities in the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 and endangered/ critically endangered (respectively) in the NSW Threatened Species Conservation Act 1995. These communities have been highly fragmented, modified and reduced in size to a very small fraction of their former geographical range. The cumulative impacts of urban development continue to reduce the ecological function of these communities. The group retains a more or less contiguous native canopy with native understorey/ ground stratum components, particularly along the unmaded road sections and Devlin's Creek reserves corridor. It is considered to have significance in terms of its natural, biodiversity, genetic, visual and aesthetic values. The mixed canopy species are typical of this community's floristic composition. The road reserve and adjoining private gardens retain a high level of remnant native trees which provide an exceptional bushland quality to this suburban streetscape. Some old growth specimen trees are of individual significance.

Category:

Parks &amp; Reserves - bushland reserves

Physical

Description:

The remnant native trees and core bushland have been retained/ protected within the unmaded road sections, wide public verges (no kerb and guttering), adjoining private gardens and public reserves along the Devlin's Creek corridor (including Beecroft Park and Cheltenham Oval). The following native tree species are present: Common Name(s): Botanical Name(s): Smooth-barked Apple (*Angophora costata*); Blackbutt (*Eucalyptus pilularis*); Sydney Peppermint (*Eucalyptus piperita*); Red Mahogany (*Eucalyptus resinifera* subsp. *resinifera*); Sydney Blue Gum (*Eucalyptus saligna*) Turpentine (*Syncarpia glomulifera*)

Historical Notes:

All items of natural occurrence (ie. not cultivated).

Area/Group/Complex:

Remnant native trees in road reserve (public verge/ unmaded road reserve), public reserves (Beecroft Park and Cheltenham Oval) and adjoining private gardens as scheduled.

Group:

Vegetation communities - remnant tree group (STIF), (BGHF) and Blackbutt Gully Forest

Current Use:

Public reserves/verges (unmaded road sections) and private gardens

Origin:

Natural occurrence (see above for details)

Extent of Influence:

Canopies extend over public verges/ roadway, adjoining private properties and public reserves. The root zones extend to a similar area of influence.

Height:

av. 22-25 metres; up to 30 metres

Canopy Spread:

up to 25-30 metres

Trunk Diameter:

varies/ up to 1000mm @ 1.0 metre above ground level

Estimated Age:

av. 50-80 years+/ some old growth specimens up to 100-120 years

Integrity/Intactness:

The group retains a more or less contiguous canopy. A number of sections of bushland include native understorey/ ground stratum species (*Elaeocarpus*, *Pittosporum*, *Acacia*, *Xanthorrhoea*, *Breynia*, *Calochlaena*, *Pteridium* and *Lomandra* spp.). These occur mainly within the major reserves, unmaded road sections (eg. between Nos.10-24 Castle Howard Road) and steep gullies/ embankments associated with sandstone outcrops. These areas are of varying ecological integrity and resilience. Exotic weeds (eg. *Cardiospermum*, *Ligustrum*, *Lantana* and *Tradescantia* spp.) dominate much of the understorey/ ground stratum. The bushland is subject to a range of ongoing environmental impacts. A volunteer Bushcare program is addressing many of these issues. Some particularly large old growth specimens (*Eucalyptus pilularis*) are located along the ridge area adjacent to No.62 Castle Howard Road. For much of the road reserve (public verges) and adjoining private gardens, natural recruitment is restricted by current management practices [eg. regular mowing/ pruning, garden maintenance and tree removals]. This remnant group is increasingly vulnerable to further fragmentation and attrition and may be lost altogether over time unless these management issues are properly addressed.

Condition/Health:

Most trees appear to be in fair to good condition with minimal pruning to canopies [overhead power lines/ canopy alignment]. Some trees display a varying level of insect damage with hollows/ basal cavities and dead wood in the crowns. A number of trees (*E. piperita*/ *E. resinifera*) near Cheltenham Oval/ road reserve have suffered serious physical damage, soil compaction and crown die-back due to peak traffic periods/ uncontrolled car parking.

Recommended Management:

Address traffic management issues affecting trees near the oval. Investigate opportunities for enhanced natural recruitment/ regeneration and connectivity particularly within gaps along the public road reservation

management.	natural recruitment, regeneration and connectivity particularly within gaps along the public road reservation. Identify potential seed sources for propagation and future restoration programs. For further detailed assessment of health, condition and tree management recommendations, a qualified arborist should be consulted.
Endorsed	Local
Significance:	
Criteria c) Aesthetic:	Aesthetic/ visual significance (local neighbourhood/ streetscape)
Criteria f) Rarity:	Item possesses rare or endangered aspects of NSW's natural history (EPBC Act 1999 and TSC Act 1993). Remnant native canopy species (BGHF scheduled under EPBC & TSC Acts)
Criteria g)Representative:	Item is important in demonstrating the principal characteristics of a class of natural places or natural environments. Ecological/ biodiversity and genetic values (including faunal habitat)
Heritage Listings:	Hornsby Local Environmental Plan 2013 - Schedule 5
Conservation Area:	Beecroft / Cheltenham HCA
References:	Hornsby Shire Council, Biodiversity Conservation Strategy 2006 Smith, P & Smith, J. Native Vegetation Communities of Hornsby Shire, 2007 Native Vegetation of the Cumberland Plain DE&CC (NSW) 2002 Scientific Committee - final determinations, DE&CC (NSW), 2007 Benson, D & Howell, J. (1994) Cunninghamia 3(4): 677-780 Benson, D & McDougall, L. (1998) Cunninghamia 5(4): 808-983 Benson, D & Howell, J. (1990) Taken for Granted. (Kangaroo Press)
Study:	Heritage Review 4 (2008)
Study by:	Landarc Pty w Patrick O'Carrigan & Partners
Study Inventory No.:	004
Previous Studies:	Hornsby Shire Heritage Study, Perumal Murphy Wu Pty Ltd for Hornsby Shire Council and the NSW Department of Planning (1993) [Survey by: Ashton, W 26.03.1993]
Comments:	Heritage listed in HSLEP 1994, Gazetted July 1994. Heritage listing reviewed in Heritage Review 4 (2008).
Date Inspected:	12-Jul-2007
Images:	View of bushland between Nos. 10-14 Castle Howard Road (unmade road section).







Lat/Long: -33.757284, 151.064724