



Review of Environmental Factors (REF)

Assessment under Part 5 of the Environmental
Planning and Assessment Act, 1979

Reviewed December 2015

4 July 2017

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Introduction

The Environmental Planning and Assessment Act, 1979, requires that an environmental assessment is carried out prior to the commencement of any development, work or activity. The assessment is usually in the form of a development application which is required for land uses that require development consent (Part 4 of the Act).

Part 5 of the Act requires an environmental assessment (or review of environmental factors) to occur for any work or activity that does not require development consent. Appendix A includes extracts from Part 5 of the Act.

A Review of Environmental Factors (REF) is a document which identifies and evaluates the impacts of an activity to decide if the impacts are likely to significantly affect the environment. A REF is designed to provide enough information to make an informed decision as to the likely significance of the impact of the activity on the environmental, social and economic aspects (including critical habitat or threatened species, populations or ecological communities, or their habitats). If the impacts are considered to be significant, then an Environmental Impact Statement (EIS) must be prepared and considered prior to a determining authority deciding if an activity is likely to proceed. REFs that relate to an issue that is controversial or will significantly affect the public may be placed on public exhibition. The proponent of the activity (e.g. Council) is responsible for completing the REF.

This template has been prepared to assist Council officers in assessing the potential impacts of activities and works and thereby fulfilling Council's responsibilities under the Environmental Planning and Assessment Act, 1979.

The steps in the process are:

- 1 Prepare a description of the proposed project including a discussion on alternative proposals considered.
- 2 Determine whether the proposal can be assessed under Part 5 of the Act (an REF) or requires the preparation of a Development Application and determine key planning issues by identifying what SEPPs/SREPs/HELP/HDCP parts and clauses are relevant to the permissibility and assessment of the proposal.
- 3 Have the Planning Issues section of this REF "signed off" by the Manager, Assessments.
- 4 Prepare the REF in consultation with relevant public authorities, other Branches of Council and consultants, if required.
- 5 Have the REF approved by their Branch Manager.
- 6 Commence the activity and ensure that any environmental safeguards are installed and maintained for the duration of the job in accordance with this REF and approval plans.

Some examples of environmental law to be considered through this process would include;

- Environmental Planning and Assessment Act (1979).
- Fisheries Management Act 1994
- Forestry Act 1916
- Heritage Act 1977
- Mine Subsidence Compensation Act 1961
- National Parks and Wildlife Act 1974
- Protection of the Environment Operations Act 1997
- Roads Act 1993
- Rural Fires Act 1997
- Threatened Species Conservation Act 1995
- Water Management Act 2000
- Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)

Can the proposal be assessed under Part 5?

The first step is to determine whether the proposal can be assessed under Part 5, through an REF, or is a development application and assessment under Part 4 of the Act required. There are a number of environmental planning instruments that may need to be reviewed to determine this, including:

- Hornsby Local Environmental Plan 2013;
- State Environmental Planning Policy 55 – Remediation of Land;
- State Environmental Planning Policy 62- Sustainable Aquaculture;
- State Environmental Planning Policy (Mining , Petroleum Production and Extractive Industries) 2007; and
- State Environmental Planning Policy (Affordable Rental Housing) 2009.

Hornsby Local Environmental Plan 2013

The Hornsby Local Environmental Plan (HLEP) 2013 is the principal governing environmental planning instrument that guides whether proposals can be assessed under Part 4 or 5. The Land Use Zones under Part 2 of the Plan specify development that is “permitted without consent” (i.e. activities), “permitted with consent” and “prohibited.” Development “permitted without consent” requires an REF.

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)

ISEPP must also be reviewed to determine if the development or work under Part 3, Divisions 1 to 26 is classified as development “permitted without consent.”

Development “permitted without consent” requires an REF. The Divisions of the SSEPP are listed as follows:

- Air transport facilities;
- Correctional centres;
- Educational establishments;
- Electricity generating works or solar energy systems;
- Electricity transmission or distribution networks;
- Emergency services facilities and bushfire hazard reduction;
- Flood mitigation work;
- Forestry;
- Gas transmission or distribution and pipelines;
- Health services facilities;
- Public authority precincts;
- Parks and other public reserves;
- Port, wharf or boating facilities;
- Public administration buildings and buildings of the crown;
- Railways;
- Research and monitoring stations;
- Roads and traffic;
- Sewerage systems;
- Soil conservation works;
- Stormwater management systems;
- Telecommunications and other communication facilities;
- Travelling stock reserves;

- Waste or resource management facilities;
- Water supply systems;
- Waterway or foreshore management activities ; and
- Special provisions.

Other Relevant State Environmental Planning Policies

Other listed SEPPs may also need to be reviewed (where relevant) to determine if the development or work is classified as development “permitted without consent”, thereby requiring an REF.

Preparation of REF/Assessment

The REF should address the key issues as fully as practicable. However the level of analysis should reflect the level of significance of the impacts and their importance for the proposal. Lesser attention should be given to those issues which have a lesser significance. Some issues may not be applicable and do not need to be addressed.

Section 1 Proposed Project

1. Title of Proposal

Park Improvements - Beecroft Village Gardens and Community Centre Carpark

2. Planning

2.1. Location (Lot and DP and/or GIS Coordinates), Name of Reserve (if appropriate)

Lot 1 DP 869477, Beecroft Station/ Village Gardens (State Rail Authority, Leased by HSC)

Lot 1 DP 121947, Beecroft Community Centre (Community Land)

Lot 5 Sec 12 DP 758074, Lot 979 DP822292, Beecroft Village Green (Crown Land in Council Care/ Control)

2.2. Description of proposal

The proposed improvements at Beecroft Village Gardens and Beecroft Community Centre will deliver improved pedestrian circulation and a high quality landscape that supports a mix of passive and active uses, catering for all age groups and complimenting the adjoining playground. The works will also relocate a David John Willis Boer War Memorial from Beecroft Village Green to the Beecroft Village Gardens in association with the existing WWI/ WWII and Australia Remembers War Memorials, creating a unified Precinct and venue for the staging of ANZAC Day and similar remembrance ceremonies. At the Community Centre, a new carpark and pavement design with lighting will provide safe and wheelchair accessible egress from the carpark to the Community Centre. The upgrades will deliver new seating, tables, a pergola, ping pong table and attractive gardens.

3. The Activity

3.1. Description of the activity/methods of construction

Landscape upgrade works and minor civil engineering works for a small carpark at the Community Centre will be required. The Village Gardens will be regraded to remove steps from within the park, providing wheelchair accessible grades. As required during construction, alternative pedestrian access routes will be arranged to ensure that access to the Community Centre, shops and railway station is always retained.

3.2. Objectives of the activity and justification

The park is currently underutilised due to level changes and stairs, narrow footpaths, and delapidated overall condition of furniture and finishes. The upgrade will deliver more flexible space for the staging of community events within the Beecroft Village Gardens and will provide a Memorial Precinct for the staging of commemorative ceremonies. The upgrade will provide better and more accessible space that will be used every day as a central venue in Beecroft Village. All park areas and facilities will be wheelchair accessible, including by the provision of a wheelchair accessible car parking bay and direct connection to the Community Hall.

3.3. Major elements

The upgrade will deliver a War Memorial Precinct, carpark and wheelchair accessible connection to the Community Centre, picnic settings, pergola, ping pong table and a flexible open lawn space. The lawn and pergola area will be capable of being used to stage markets or other community events.

3.4. Other developments associated with the activity e.g. infrastructure, services

No other infrastructure improvements are proposed.

3.5. Time frame/hours of operation

The park improvement works are planned to commence in September 2017 and take 4 months to complete. Working hours will be restricted to Monday to Friday 7am to 5pm and Saturday 8am to 1pm. No work will occur on Sundays or public holidays.

4. Alternative Proposals

Alternative proposals considered/assessment of alternative proposals e.g. alternative locations, alternative technologies

Following impacts associated with extension of the third railway track through Beecroft in 2015/16 and on account of the delapidated condition of most walls and furniture, some restoration is required. It was decided in liaison with the community and stakeholder groups to improve the aesthetics and appeal of the parkland and develop space that can accommodate community events, ceremonies and varied recreation.

4.1. Justification of preferred option

The park upgrade will deliver a more attractive and diverse recreation venue for local residents and workers and improved settings and space for the staging of community events such as ANZAC Day ceremonies and markets. Additionally, new high density housing in Beecroft Village has increased the demand for quality open space in this area, justifying the need and timing of these works being undertaken. The location of this site, adjacent to the Train Station and the Beecroft Village commercial centre, is a strong positive that will ensure the site becomes well-activated following the restoration.

4.2. Consequences of not carrying out the activity

If no work is carried out, the park will remain underutilised and continue to fall into decline. It is important that the opportunity to restore the parkland - as a flexible and attractive venue for the community - is not lost. The Community Centre carpark will provide improved access for Community Centre users. If this carpark is not developed, users will continue to have poor access to the Community Centre. This has been an issue for a long time.

Section 2 Planning Issues

This section is to be completed by a Team Leader or Manager, Assessments and referred back to the Project Officer.

1. Consideration of relevant State Plans and policies

State Environmental Planning Policies and Sydney Regional Environmental Plans

Are any of the following SEPPs/SREPs relevant to the activity? If yes, what is the relevant clause(s) that the REF needs to evaluate?

	SEPPs/SREPs Relevant	Relevant Clause(s)
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State Environmental Planning Policy (Infrastructure) 2007	Yes	Clause 65
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	No	Clause(s).
State Environmental Planning Policy (Affordable Rental Housing) 2009	No	Clause(s).
State Environmental Planning Policy No. 19 – Bushland in Urban Areas	No	Clause(s).
State Environmental Planning Policy No. 44 – Koala Habitat Protection	No	Clause(s).
State Environmental Planning Policy No. 55 – Remediation of Land	No	Clause(s).
State Environmental Planning Policy No. 62 – Sustainable Aquaculture	No	Clause(s).
State Environmental Planning Policy No. 71 – Coastal Protection	No	Clause(s).
Sydney Regional Environmental Plan No. 9 – Extractive Industries	No	Clause(s).
Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (1997-2)	No	Clause(s).
Sydney Regional Environmental Plan – Sydney Harbour Catchment	No	Clause(s).

2. Consideration of Hornsby Shire Council Plans and Policies

2.1. Hornsby Local Environmental Plan 2013

Are there any of the following parts of the HLEP 2013 relevant to the activity? If yes, what is the relevant clause(s) that the REF needs to evaluate?

HLEP 2013	Relevant	Relevant clause(s)
Part 1 Preliminary	Yes	Clause(s).
Part 2 Permitted or prohibited development	Yes	Clause(s).
Part 3 Exempt and complying development	No	Clause(s).
Part 4 Principal development standards	No	Clause(s).
Part 5 Miscellaneous	No	Clause(s).
Part 6 Additional local provisions	No	Clause(s).

2.2. Hornsby Development Control Plan 2013

Are any of the following parts of the HDPC 2013 relevant to the activity? If yes, what is the relevant clause(s) that the REF needs to evaluate?

HDPC 2013	Relevant	Relevant clause(s)
Part 1 General/1A Introduction	No	Clause(s).
Part 1 General/1B Administration	No	Clause(s).
Part 1 General/1C General Controls	Yes	General
Part 2 Rural	No	Clause(s).
Part 3 Residential	No	Clause(s).
Part 4 Business	No	Clause(s).
Part 5 Industrial	No	Clause(s).
Part 6 Subdivision	No	Clause(s).
Part 7 Community	No	Clause(s).
Part 8 River Settlements	No	Clause(s).
Part 9 Heritage	Yes	Items 53,54 & 142, HCA

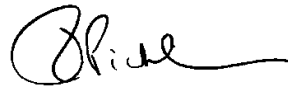
3. The following comments are made regarding the permissibility of the activity described in this REF.

The use/activity can be described as a [recreation area](#) which does not require development consent by virtue of being development “permitted without consent” under the [Division 12 - Parks and other Public Reserves](#) Zone of the HLEP 2013/ [Clause 65 \(3\) \(e\)](#) Division of the ISEPP and therefore an assessment under Part 5 of the Environment Planning and Assessment Act, 1979 is required.

[See notes at 2.1 above.](#)

4. The following comments are made regarding the parts of the relevant legislation and Council Policies that the REF needs to evaluate.

[Clause 65 \(3\) \(e\) of SEPP Infrastructure 2007](#) permits a Council to upgrade a park/ recreation area without consent.



Rodney Pickles

4/07/2017

Assessment Planner Name

Signature

Date

The signed off section of the REF should be forwarded to the Project Officer responsible for the activity and placed (TRIMmed) on the appropriate file in accordance with Council's policies and procedures.

Section 3 Assessment

This section is to be completed by the Project Officer and is to be signed off by their Branch Manager.

The following headings are a guide to what should be addressed in a REF. Any other relevant information may be added.

Select Yes or No from the drop down menu. If you select yes and the section does apply to the proposed activity fill out the field provided in as much detail as possible.

1. Permissibility/Compliance

1.1. Zoning of land under the HLEP 2013

SP2 - Infrastructure (Beecroft Station/ Village Park), RE1 - Public Recreation (Beecroft Village Green and Beecroft Community Centre)

1.2. Permissibility

Council's Team Manager Assessments has made the following comments regarding permissibility of the activity with relevant legislation. The use/activity can be described as [recreation area](#) which does not require development consent by virtue of being development "permitted without consent" under the Division 12 - Parks and other Public Reserves zone of the HLEP 2013/ Clause 65 (3) (e) Division of the ISEPP and therefore an assessment under Part 5 of the Environmental Planning and Assessment Act, 1979 is required.

[Clause 65 \(3\) \(e\) of SEPP Infrastructure 2007](#) permits a Council to upgrade a park/ recreation area without consent. This REF explains the environmental impacts and mitigation measures proposed to be used in this project.

[Council is consulting with the owner of Lot 1 DP869477, State Rail, regarding improvements to this land, which is managed by Council.](#)

1.3. Compliance

Council's Team Manager Assessments has made the following comments regarding the parts of relevant legislation and Council Policies that the REF needs to evaluate.

Soil and erosion control measures will be in place for the duration of the construction works.

[All structures including walls, deck and pergola will be constructed in accordance with applicable construction standards.](#)

2. The Existing Environment

Describe the existing environment prior to the proposed activity occurring

The existing environment consists of lawns, some terraces and a series of raised garden beds containing mature Jacaranda and Pine Trees and low plantings. There are currently concrete pathways through the site and brick paving at key entry points and in seating areas. There is also sandstone paving, steps and walls which will be preserved or stone salvaged for re-use on site. The Beecroft Village Gardens site contains an existing playground at the north end, adjoining the railway station entry. No change is proposed in the playground area. A fence runs along the entire edge of the Village Gardens site, adjoining the railway easement. The site fronts Wongala Crescent, which has a concrete footpath running along the verge between Copeland Road and the railway station entry/ Hannah Street pedestrian crossing.

2.1. Site description/current land use

The existing Beecroft Village Gardens runs alongside Beecroft Railway Station, with views to the station and rail corridor. The park is used for passive recreation and contains a childrens' playground, which is the only part of the site that is very active. The park is used by the RSL and Lions Club for gatherings and ceremonies at the location of War Memorials, including for ANZAC Day Commemorations. The site containing the Community Centre (across Copeland Road) provides strong pedestrian connection from the south towards the commercial centre, Gardens and the railway station. This includes connection from the school footbridge that crosses Beecroft Road next to the Community Centre.

2.2. National/State/Regional/Local Conservation significance

Yes

Does the site have conservation significance or impact on an area of conservation significance?

If yes, what are the mitigation measures?

The Beecroft Community Centre and the park within which it sits, Beecroft Village Green, plus the Boer War Memorial in Beecroft Village Green and the WWI & WWII Memorials in the Beecroft Village Gardens are all items listed with Local Heritage Significance under the Hornsby Local Environmental Plan (HLEP). The Beecroft area is also a Heritage Conservation Area. Works proposed within the parklands will restore and improve the settings for the War Memorials, providing a united precinct within the Beecroft Village Gardens site. A Conservation Specialist will relocate the David John Willis Boer War Memorial, where it is proposed to be sited in association with other existing Memorials to be retained. No impacts on the fabric of the listed Community Centre building are anticipated as a result of pavement works around it, which will serve to improve access to the Hall at wheelchair accessible grades. Improvements to stormwater collection and management around the Community Centre building will reduce existing negative impacts associated with run-off, mud and erosion in this area as well as within the parkland areas of the listed Beecroft Village Green (significant trees) around the building. No significant trees will be impacted by any of the works within Beecroft Village Green or within Beecroft Village Gardens next to the railway station.

2.3. The Natural Environment

2.3.1. Geology, geomorphology and geological sites No
Are there any other significant geological features on the site?
If yes, list them.
[Click here to enter the significant features.](#)

2.3.2. Soil type(s)
What is the soil type? Is it a significant factor in the activity?
List the soil type.

[Geotechnical and Engineering advice has been obtained that will guide works to ensure that variability due to abnormal moisture conditions within clay substrates is nullified for the carpark development.](#)

Yes

Is the site affected by acid sulphate soils? (See HLEP 2013 – Acid Sulphate Soils Map.) No
If yes, how are the acid sulphate soils being dealt with?
[Click here to enter the mitigation measures.](#)

2.3.3. Plants (including presence of threatened species/ populations communities/ habitats. See also sections 6.5 to 6.8.) No
[Click here to enter plants.](#)

What is the vegetation present and will the proposal disturb vegetation? Yes

[Four \(4\) trees are proposed to be removed from within the Beecroft Village Gardens on the basis of Arborists' recommendations. These are all in poor condition. Other low planting will be removed, replaced with new planting. Five \(5\) trees are proposed to be removed in the Community Centre carpark area, to enable pedestrian and vehicular improvements. Refer to the attached Tree Removals Plan.](#)

Are there any threatened species / populations / communities / critical habitats / ROTAP species or species / vegetation communities of National, State and regional significance? (See HLEP 2013 - Terrestrial Biodiversity Map.) No
[Click here to enter the mitigation measures.](#)

Are there any significant wetland areas? (See SREP 20 Wetland Area Maps.) No
If yes, what are the mitigation measures applied to protect them?
[Click here to enter the significant wetland areas and there mitigation measures.](#)

2.3.4. Animals (including presence of threatened species / populations / communities / habitats).

- What are the fauna species present and will the proposal disturb fauna habitat? **No**
If yes, what the mitigation measures?
[Click here to enter fauna species and the mitigation measures.](#)
- Are there any threatened fauna species / populations / communities / critical habitats or fauna species of conservation significance? **No**
If yes, what are the mitigation measures?
[Click here to enter the mitigation measures.](#)
- Are there any priority oyster area leases? (See SEPP 62 Priority Oyster Area Maps.) **No**
If yes, what are the mitigation measures?
[Click here to enter the mitigation measures.](#)
- 2.3.5. Water Catchments/Water Quality **No**
Are there any water quality or catchment issues to consider on the site? (See SREP 20 and SREP 54 Catchment Maps and provisions.)
If yes, what are the mitigation measures?
[Click here to enter the mitigation measures.](#)
- Is the site within a coastal zone identified by State Environmental Planning Policy No. 71 – Coastal Protection? (See SEPP 71 Coastal Zone Maps and Provisions.) **No**
If yes, supply the name of the coastal zone.
[Click here to enter the name of the Coastal Zone.](#)
- 2.3.6. Exotic Species – presence and extent **No**
Are there any weeds or feral animals on the site? If so what?
[Click here to enter weeds/feral animals.](#)
- 2.3.7. Fire – history hazards **No**
Is there any fire history or hazards applicable for the site? (See Bushfire Prone Land Map.)
If yes, what are the mitigation measures?
[Click here to enter the fire mitigation measures.](#)

- 2.3.8. Flood – history hazards No
- Is there any flood history or hazards applicable for the site? (See Flood Control Lot Maps.)
- If yes, what are the mitigation measures?
- [Click here to enter the flood mitigation measures.](#)
- 2.3.9. Areas sensitive because of physical / biological factors No
- Are there any sensitive features of the site which require consideration?
- If yes, what are the mitigation measures?
- [Click here to enter the sensitive area mitigation measures.](#)
- 2.3.10. Land Contamination No
- Is the site affected by land contamination?
- If yes, what are the mitigation measures?
- [Click here to enter the contaminated land mitigation measures.](#)
- 2.3.11. Other (specify any other environmental factors) No
- Are there any other features or considerations present on the site?
- [Click here to enter other features/considerations present and their mitigation measures.](#)
- 2.4. The Built Environment
- 2.4.1. Description of land use strategy No
- What is the land use zoning / are there any considerations necessary? (See HLEP 2013 Land Zoning & Additional Permit Uses Maps and Provisions.)
- [LRA - Land Reservation Acquisition](#)
- 2.5. The Cultural Environment
- Are there any known or potential Aboriginal sites / places of cultural significance to the Aboriginal community? Check with [AHIMS](#). Basic searches are free. No
- If yes, what are the mitigation measures?
- [Click here to list the sites present and their mitigation measures.](#)
- 2.5.1. Are there any Aboriginal heritage considerations? No
- (The Heritage Planner can be consulted with regard to known Aboriginal sites and the procedures for archaeological surveys and consulting the Metropolitan Land Council.)
- If yes, what are they?
- [Click here to enter details and their mitigation measures.](#)

- 2.5.2. Known and potential historic places or relics. Yes

Are there any European heritage considerations?

(Heritage items and Heritage Conservation Areas are listed in Schedule 5 – Environmental Heritage of the HLEP 2013 and identified on the HLEP 2013 – Heritage Map. Details of the significance of the item or area are contained on the Heritage Register located on Council's Intranet. Consultation should occur with the Heritage Planner if the proposal may affect a heritage item or is within a heritage conservation area.)

If yes, what are they?

The Beecroft Village Green (significant trees), Beecroft Community Centre (c1886, Victorian Free Gothic style), Beecroft Village Gardens (significant trees), Boer War Memorial (rare monument) and the World War I and II Memorials (impressive monument and setting) are heritage-listed as being of Local Heritage Significance. The Community Centre will not be impacted by the works, other than through the provision of improved access to it through regrading of existing pavements and provision of a carpark adjacent to the northern side of the building. The building frontage as it presents to Beecroft Road will not be impacted by adjoining pedestrian pavement restorations. All significant trees in the Beecroft Village Green and Village Gardens will be protected. The garden setting of the War Memorial precinct in the Village Gardens will be enhanced. Broadly, the site falls within the Beecroft Heritage Conservation Area. All necessary measures will be undertaken to protect items of heritage significance.

- 2.5.3. Collective values of landscape Yes

Are there any cultural or historic features of the landscape?

As discussed above, the Locally Significant items (as per the HELP) of the David John Willis Boer War Memorial and the WWI and WWII War Memorial will be consolidated within a dedicated precinct, including with restored garden setting. All significant trees including locally indigenous and planted specimens will be protected for the duration of the works and retained within their setting.

- 2.5.4. Description of built environment Yes

What is the built environment/are there any considerations necessary?

There is an existing gateway timber arch, sandstone walls and brick paving. The arch, which was installed in recent decades, will be demolished. Stone and bricks will be recycled through the works and re-used on site, supplemented with new materials to match where required. Some furniture will be restored but most is dilapidated and will be replaced with new items, sympathetic to the heritage character of the precinct. A new timber pergola structure will provide shade over two proposed picnic tables set in the Village Gardens.

- 2.5.5. Other (specify any other cultural factor) No

[Click here to enter other cultural factors.](#)

- 2.6. The Social Environment – current usage and impacts

2.6.1. Recreation Yes

Are there currently recreational aspects to consider?

If yes, what are they?

An additional table setting is proposed to be sited in a location convenient to the existing playground at the northern end of the Village Gardens. An existing table will be restored to this setting. Within the Village Gardens, an outdoor ping pong table will provide an additional recreation option for play for all ages. A drinking fountain will be added to the parkland, as well as a shade pergola and additional tables and seating within the parkland.

2.6.2. Scenic/Visual No

Are there currently scenic/visual aspects to consider?

(See SREP 20 Scenic Significance Maps.)

If yes, what are they?

[Click here to enter scenic aspects.](#)

2.6.3. Education No

Are there any current educational uses to consider?

If yes, what are they?

[Click here to enter educational uses.](#)

2.6.4. Scientific Sites No

Are there currently scientific uses on the site to consider?

If yes, what are they?

[Click here to enter Scientific Uses.](#)

2.6.5. Other (specify) Yes

Are there any other social uses on the site to consider?

If yes, what are they?

The design for the open space has responded to consultations run in the past with the community and stakeholders. Accordingly, the Beecroft Village Gardens are being redeveloped to provide a more useable open space, that can support events such as a market or other community event. The Gardens will also provide an enhanced venue for daily use by visitors to the commercial centre and workers in the area, providing an attractive outdoor setting for enjoying some passive recreation or to serve as a meeting place for lunch or other gatherings.

3. Environmental Impacts of the Proposed Activity

Answer Yes or No indicating if the proposed activity will have an impact on the environment. If the answer is yes, qualify the level of impact and add information on the type and extent of the impact. Indicate if the impact will be beneficial or harmful to the environment. Include whether the impact will be temporary, long term, or cumulative in nature.

Physical or Pollution Impacts

3.1. Air Impacts

3.1.1. Air Quality No Level

If yes, will that impact be high, medium or low?

If yes, what are the mitigation measures?

[Click here to enter mitigation measures.](#)

3.1.2. Greenhouse or ozone considerations No Level

If yes, will that impact be high, medium or low?

If yes, what are the mitigation measures?

[Click here to enter mitigation measures.](#)

3.1.3. Any other air impacts No Level

If yes, will that impact be high, medium or low?

If yes, what are the mitigation measures?

[Click here to enter mitigation measures.](#)

3.2. Water Impacts

3.2.1. Impacts from changes in surface or groundwater quality. No Level

If yes, will that be high, medium or low?

If yes, what are the mitigation measures?

[Click here to enter mitigation measures.](#)

3.2.2. Impacts from use of water No Level

If yes, will that impact be high, medium or low?

If yes, what are the mitigation measures?

[Click here to enter mitigation measures.](#)

3.2.3. Impacts from changes to natural water bodies, wetlands or runoff patterns. No Level

If yes, will that impact be high, medium or low?

If yes, what are the mitigation measures?

[Click here to enter mitigation measures.](#)

3.2.4.	<p>Impacts from changes to flooding or tidal regimes.</p> <p>If yes, will that impact be high, medium or low?</p> <p>If yes, what are the mitigation measures?</p> <p>Click here to enter mitigation measures.</p>	No	Level
3.2.5.	<p>Impacts from changes in water quality with economic, ecosystem health or amenity considerations e.g. salinity, colour, odour, turbidity, temperature, dissolved oxygen, nutrients, pH factors or pollutants (intentional or unintentional releases of oil, fuels, toxins – including heavy metals and anti-foulants, spoil, sewage or other waste.)</p> <p>If yes, will that impact be high, medium or low?</p> <p>If yes, what are the mitigation measures?</p> <p>Click here to enter mitigation measures.</p>	No	Level
3.2.6.	<p>Impacts from waste water generation and sewage services.</p> <p>If yes, will that impact be high, medium or low?</p> <p>If yes, what are the mitigation measures?</p> <p>Click here to enter mitigation measures.</p>	No	Level
3.2.7.	<p>Other</p> <p>Are there any other possible impacts to water as a result of the activity?</p> <p>If yes, will that impact be high, medium or low?</p> <p>If yes, what are the mitigation measures?</p> <p>Click here to enter mitigation measures.</p>	No	Level
3.3. <u>Soil and stability impacts</u>			
3.3.1.	<p>Degradation of soil quality including contamination (intentional or unintentional).</p> <p>If yes, will that impact be high, medium or low?</p> <p>If yes, what are the mitigation measures?</p> <p>Click here to enter mitigation measures.</p>	No	Level
3.3.2.	<p>Salinisation of acidification impacts.</p> <p>If yes, will that impact be high, medium or low?</p> <p>If yes, what are the mitigation measures?</p> <p>Click here to enter mitigation measures.</p>	No	Level

3.3.3.	Loss of soil from wind or water erosion. If yes, will that impact be high, medium or low? If yes, what are the mitigation measures? Click here to enter mitigation measures.	No	Level
3.3.4.	Loss of structural integrity of the soil. If yes, will that impact be high, medium or low? If yes, what are the mitigation measures? Click here to enter mitigation measures.	No	Level
3.3.5.	Increased land instability with risks from landslides or subsidence. If yes, will that impact be high, medium or low? If yes, what are the mitigation measures? Click here to enter mitigation measures.	No	Level
3.3.6.	Impacts from on-site waste water disposal. If yes, will that impact be high, medium or low? If yes, what are the mitigation measures? Click here to enter mitigation measures.	No	Level
3.3.7.	Other soil issues. If yes, will that impact be high, medium or low? If yes, what are the mitigation measures? Click here to enter mitigation measures.	No	Level
3.4.	<u>Noise and vibration impacts</u>		
3.4.1.	Results in increased noise or vibrations to unacceptable levels for the surrounding communities. If yes, will that impact be high, medium or low? If yes, what are the mitigation measures? Click here to enter mitigation measures.	No	Level
3.4.2.	Affects sensitive properties (educational, hospitals, residential, heritage). If yes, will that impact be high, medium or low? If yes, what are the mitigation measures? Click here to enter mitigation measures.	No	Level

- 3.4.3. Other noise issues. No Level
- If yes, will that impact be high, medium or low?
- If yes, what are the mitigation measures?
- [Click here to enter mitigation measures.](#)

Biological Impacts

3.5. Fauna Impacts

- 3.5.1. Any impacts upon or displacement of fauna species (including animals, birds, frogs, reptiles, insects, fish or crustaceans.) No Level
- If yes, will that impact be high, medium or low?
- If yes, what are the mitigation measures?
- [Click here to enter mitigation measures.](#)

- 3.5.2. Any reduction of/or critical habitat of any unique, threatened or endangered fauna (within the meaning of the NP&W Act 1974). No Level
- If yes, will that impact be high, medium or low?
- If yes, what are the mitigation measures?
- [Click here to enter mitigation measures.](#)

- 3.5.3. Impacts which create significant barriers to fauna movement. No Level
- If yes, will that impact be high, medium or low?
- If yes, what are the mitigation measures?
- [Click here to enter mitigation measures.](#)

- 3.5.4. Any other impacts No Level
- If yes, will that impact be high, medium or low?
- If yes, what are the mitigation measures?
- [Click here to enter mitigation measures.](#)

3.6. Flora Impacts

- 3.6.1. Any impact on flora species (including trees, shrubs, grasses, herbs or aquatic plants.) No Level
- If yes, will that impact be high, medium or low?
- If yes, what are the mitigation measures?
- [Click here to enter mitigation measures.](#)

- 3.6.2. Impacts from the clearing or modifying of extensive areas of relatively undisturbed native vegetation or wetlands. **No** **Level**
If yes, will that impact be high, medium or low?
If yes, what are the mitigation measures?
[Click here to enter mitigation measures.](#)
- 3.6.3. Any other impacts. **No** **Level**
If yes, will that impact be high, medium or low?
If yes, what are the mitigation measures?
[Click here to enter mitigation measures.](#)
- 3.7. Ecological Impacts
- 3.7.1. Any threat to the biological diversity or ecological integrity of species or communities. **No** **Level**
If yes, will that impact be high, medium or low?
If yes, what are the mitigation measures?
[Click here to enter mitigation measures.](#)
- 3.7.2. Any barrier to the normal replenishment or revegetation of existing species following disturbance. **No** **Level**
If yes, will that impact be high, medium or low?
If yes, what are the mitigation measures?
[Click here to enter mitigation measures.](#)
- 3.7.3. Impacts from the introduction of noxious weeds, vermin, feral species or diseases or releases of genetically modified organisms. **No** **Level**
If yes, will that impact be high, medium or low?
If yes, what are the mitigation measures?
[Click here to enter mitigation measures.](#)
- 3.7.4. Impacts from the uses of pesticides, herbicides, fertilisers or other chemicals which may build up residues in the environment. **No** **Level**
If yes, will that impact be high, medium or low?
If yes, what are the mitigation measures?
[Click here to enter mitigation measures.](#)

3.7.5. Bushfire risk impacts No Level
If yes, will that impact be high, medium or low?
If yes, what are the mitigation measures?
[Click here to enter mitigation measures.](#)

3.7.6. Any other impacts to ecological systems. No Level
If yes, will that impact be high, medium or low?
If yes, what are the mitigation measures?
[Click here to enter mitigation measures.](#)

3.8. Threatened Species Considerations

- 3.8.1. Is the activity likely to affect any threatened species, populations or ecological communities, or their habitats if so the following Assessment of Significance under Section 5A of the EP&A act is required. **No**

Section 5A subsection 1 states that each of the factors in subsection 2 must be taken into account in deciding whether there is likely to be a significant effect on threatened species, populations or ecological communities, or their habitats, and any assessment guidelines. Threatened species assessment guidelines – the assessment of significance, can be found at <http://www.environment.nsw.gov.au/resources/threatenedspecies/tsaguide07393.pdf>

If YES and threatened species are likely to occur on the site: Consult the Natural Resources Branch for advice and a list of appropriate flora and fauna consultants.

(Note: A Species Impact Statement (SIS) is required if an activity is on land that is, or is part of critical habitat; or there is likely to be a significant effect as determined under s.5A of the EP&A Act, the seven part assessment of significance.)

Critical habitat: the whole or any part or parts of the area or areas of land comprising the habitat of an endangered species, population or ecological community that is critical to the survival of the species, population or ecological community.

Significant impact: if the Assessment of Significance determines that there will be a significant effect on threatened species, populations or ecological communities, or their habitats, an SIS will be required.

Assessment guidelines means assessment guidelines issued and in force under section 94A of the Threatened Species Conservation Act 1995 or, subject to section 5C, section 220ZZA of the Fisheries Management Act 1994.

Key threatening process means a threatening process specified in Schedule 3 of the Threatened Species Conservation Act 1995 or, subject to section 5C, Part 7A of the Fisheries Management Act 1994.

If yes, what are the mitigation measures?

[Click here to enter mitigation measures.](#)

3.8.2. Section 5A EP&A Act – Assessment of Significance Subsection 2 No

- a) In the case of a threatened species, whether the action proposed is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,
- b) In the case of an endangered population, whether the action proposed is likely to have an adverse effect on the life cycle of the species that constitutes the endangered population such that a viable local population of the species is likely to be placed at risk of extinction,
- c) In the case of an endangered ecological community or critically endangered ecological community, whether the action proposed;
 - i. is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or,
 - ii. is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction?

If yes, what are the mitigation measures?

[Click here to enter mitigation measures.](#)

Resource Use Impacts

3.9. Community Resources

- 3.9.1. Any significant increase in the demand for services and infrastructure resources including roads, power, water supply and drainage, waste (including sewage) management, education, medical and social services. No Level

If yes, will that impact be high, medium or low?

If yes, what are the mitigation measures?

[Click here to enter mitigation measures.](#)

- 3.9.2. Any significant resource recycling or reuse schemes to reduce resource usage. No Level

If yes, will that impact be high, medium or low?

If yes, what are the mitigation measures?

[Click here to enter mitigation measures.](#)

3.9.3.	Any diversion of resources to the detriment of other communities or natural systems. If yes, will that impact be high, medium or low? If yes, what are the mitigation measures? Click here to enter mitigation measures.	No	Level
3.9.4.	Any degradation of infrastructure such as roads or bridges. If yes, will that impact be high, medium or low? If yes, what are the mitigation measures? Click here to enter mitigation measures.	No	Level
3.9.5.	Any other impacts on community resources If yes, will that impact be high, medium or low? If yes, what are the mitigation measures? Click here to enter mitigation measures.	No	Level
3.10.	<u>Natural Resources</u>		
3.10.1.	Any disruption or destruction of natural resources (e.g. fish habitat or fish species) with impacts on industries based on these resources. If yes, will that impact be high, medium or low? If yes, what are the mitigation measures? Click here to enter mitigation measures.	No	Level
3.10.2.	Any disruption of existing activities (or reduction of future options) because of the natural resource demands of the proposal. If yes, will that impact be high, medium or low? If yes, what are the mitigation measures? Click here to enter mitigation measures.	No	Level
3.10.3.	Any use which results in the wasteful use of large amounts of natural resources. If yes, will that impact be high, medium or low? If yes, what are the mitigation measures? Click here to enter mitigation measures.	No	Level

- | | | | |
|---------|---|----|-------|
| 3.10.4. | Any use which results in the substantial depletion of natural resources.

If yes, will that impact be high, medium or low?

If yes, what are the mitigation measures?

Click here to enter mitigation measures. | No | Level |
| 3.10.5. | Any use which results in the degradation of any area reserved for conservation purposes.

If yes, will that impact be high, medium or low?

If yes, what are the mitigation measures?

Click here to enter mitigation measures. | No | Level |
| 3.10.6. | Any other impacts on natural resources.

If yes, will that impact be high, medium or low?

If yes, what are the mitigation measures?

Click here to enter mitigation measures. | No | Level |

Community Impacts

3.11. Social Factors.

- | | | | |
|---------|---|-----|-----|
| 3.11.1. | Any impacts which result in a change in the community's demographic structure.

If yes, will that impact be high, medium or low?

If yes, what are the mitigation measures?

Click here to enter mitigation measures. | No | N/A |
| 3.11.2. | Any environmental impacts that may cause substantial change or disruption to the community (loss of neighbour cohesion, access to facilities, links to other communities, community identity or cultural character.)

If yes, will that impact be high, medium or low?

If yes, what are the mitigation measures? | Yes | Low |

[Positive community impacts as a result of improved venue and access to existing facilities.](#)

- | | | | |
|---------|--|-----|-----|
| 3.11.3. | Any impacts which result in some individuals or communities being significantly disadvantaged.

If yes, will that impact be high, medium or low?

If yes, what are the mitigation measures?

Positive change to the aesthetic character of the area. | Yes | Low |
|---------|--|-----|-----|

- 3.11.4. Any impacts on the health, safety, security, privacy, or welfare of individuals or communities because of factors such as: No Level
- Air pollution or odour.
 - Noise, vibration, blasting, electromagnetic fields or radiation.
 - Release of disease or genetically modified organisms.
 - Lighting, overshadowing or visual impacts.
- If yes, will that impact be high, medium or low?
- If yes, what are the mitigation measures?
- [Click here to enter mitigation measures.](#)
- 3.11.5. Any impacts that result in a change in the level of demand for community resources (e.g. facilities, services and labour force). No Level
- If yes, will that impact be high, medium or low?
- If yes, what are the mitigation measures?
- [Click here to enter mitigation measures.](#)
- 3.11.6. Any other social impacts. No Level
- If yes, will that impact be high, medium or low?
- If yes, what are the mitigation measures?
- [Click here to enter mitigation measures.](#)
- 3.12. Economic Factors
- 3.12.1. Any impacts which result in a decrease to net economic welfare. No Level
- If yes, will that impact be high, medium or low?
- If yes, what are the mitigation measures?
- [Click here to enter mitigation measures.](#)
- 3.12.2. Any impacts that result in a direct cost to the community or individuals. No Level
- If yes, will that impact be high, medium or low?
- If yes, what are the mitigation measures?
- [Click here to enter mitigation measures.](#)
- 3.12.3. Any impacts that result in a decrease in the community's economic stability. No Level
- If yes, will that impact be high, medium or low?
- If yes, what are the mitigation measures?
- [Click here to enter mitigation measures.](#)

3.12.4. Any impacts which result in a change to the public sector revenue or expenditure base. No Level

If yes, will that impact be high, medium or low?

If yes, what are the mitigation measures?

[Click here to enter mitigation measures.](#)

3.12.5. Any other economic impacts. No Level

If yes, will that impact be high, medium or low?

If yes, what are the mitigation measures?

[Click here to enter mitigation measures.](#)

3.13. Heritage, Aesthetic, Cultural Impacts

3.13.1. Any impacts on locality, place, building or natural landmark having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific, recreational, scenic or social significance or other special value for present or future generations. Yes Low

If yes, will that impact be high, medium or low?

If yes, what are the mitigation measures?

Relocation of the Boer War Memorial will have a positive impact on the heritage of the local area and appreciation of it. Councils' Heritage Architect/ Planner is supportive of this change. It is noted that the Memorial has been moved in the past. The re-siting of it in association with other existing memorials will create a unified precinct for appreciation and commemoration.

3.13.2. Any impacts from new lighting, glare or shadows. No Level

If yes, will that impact be high, medium or low?

If yes, what are the mitigation measures?

[Click here to enter mitigation measures.](#)

3.13.3. Any other heritage, aesthetic or cultural impacts. No Level

If yes, will that impact be high, medium or low?

If yes, what are the mitigation measures?

[Click here to enter mitigation measures.](#)

3.14. Land Use Impacts.

<p>3.14.1. Any major changes in land use.</p> <p>If yes, will that impact be high, medium or low?</p> <p>If yes, what are the mitigation measures?</p> <p>Click here to enter mitigation measures.</p>	No	Level
<p>3.14.2. Any curtailment of other beneficial issues.</p> <p>If yes, will that impact be high, medium or low?</p> <p>If yes, what are the mitigation measures?</p> <p>Click here to enter mitigation measures.</p>	No	Level
<p>3.14.3. Any property value impacts with land use implications.</p> <p>If yes, will that impact be high, medium or low?</p> <p>If yes, what are the mitigation measures?</p> <p>Click here to enter mitigation measures.</p>	No	Level
<p>3.14.4. Any other land use impacts?</p> <p>If yes, will that impact be high, medium or low?</p> <p>If yes, what are the mitigation measures?</p> <p>Click here to enter mitigation measures.</p>	No	Level
<p>3.15. <u>Transportation Impacts (during construction and operation.)</u></p>		
<p>3.15.1. Substantial impacts on existing transportation systems (rail, water, road, air or pedestrian – both public and private), altering present patterns of circulation, modal split or movement of people and/or goods.</p> <p>If yes, will that impact be high, medium or low?</p> <p>If yes, what are the mitigation measures?</p>	Yes	Low
<p>Pedestrian access will be retained between all existing facilities and venues within and in the vicinity of the parklands throughout construction. Temporary path closures to enable works will be managed by the provision of alternative circulation routes. Access to the Community Centre will be maintained at all times. The carpark will be a 'Restricted Parking Area' for 'Authorised Vehicles only'. The vehicular entrance will be accessed via a left turn in from Copeland Road only ('No Right Turn') and a left turn out onto Wongala Crescent (refer to attached Linemarking & Signage Plan).</p>		
<p>3.15.2. Directly or indirectly encourages additional traffic.</p>		

- | | | |
|--|-----|-----|
| a) During construction. | Yes | Low |
| If yes, will that impact be high, medium or low? | | |
| If yes, what are the mitigation measures? | | |

Some additional movements of vehicles associated with construction. This is considered to be minor in number and will not affect traffic in the area.

- | | | |
|--|----|-------|
| b) During operation. | No | Level |
| If yes, will that impact be high, medium or low? | | |
| If yes, what are the mitigation measures? | | |
| Click here to enter mitigation measures. | | |

- | | | |
|---|----|-------|
| 3.15.3. Increases demand for parking (off and on street including residential areas.) | No | Level |
| If yes, will that impact be high, medium or low? | | |
| If yes, what are the mitigation measures? | | |
| Click here to enter mitigation measures. | | |

- | | | |
|--|-----|-----|
| 3.15.4. Any other impacts on transport or traffic. | Yes | Low |
| If yes, will that impact be high, medium or low? | | |
| If yes, what are the mitigation measures? | | |

The provision of 5 car spaces adjacent to the Community Centre will remove existing car movements from within the park, directing access via a dedicated vehicular access. The carpark will be for 'Authorised Use' of Centre users only. In the interests of preventing danger near the Copeland Road pedestrian crossing, 'No Right Turn' will be permitted into the site from Copeland Road. This will only permit a left turn in and a left turn out only. (refer to attached Linemarking & Signage Plan).

4. Cumulative Impacts

- | | | |
|---|-----|-----|
| 4.1. <u>Any maintenance impacts through time.</u> | Yes | Low |
| If yes, will that impact be high, medium or low? | | |
| If yes, what mitigation measures will be applied? | | |

Minor increases in park maintenance may be required. This may be offset by improvements in the durability and sustainability of park improvements and fixtures.

	No	Level
4.1.1. Any cumulative impacts through time.		
E.g. Undertaking the project again and again		
i.e. reclaiming the estuary to develop a car park – eventually there isn't any estuary left as it will be all car park?		
i.e. Irrigating an oval with treated effluent, eventually the salt levels might accumulate in the soil and kill the grass.		
If yes, will that impact be high, medium or low?		
If yes, what mitigation measures will be applied?		
Click here to enter text.		

5. Proposed Environmental Safeguards – Plans and Strategies.

Describe measures to ameliorate impacts (e.g. Erosion and Sediment Control Plan (ESCP) or Soils and Waste Management Plan (SWMP), and measures to protect flora and fauna.

Include maps, diagrams, photographs, plans and supporting information.

A plan of the land to which the application relates must accompany the REF indicating the following, on or adjacent to the land:

- The location and design of the proposal.
- A vegetation map (if applicable.)
- Any areas of conservation significance.
- The location of any easements.
- The location and use of any existing buildings and infrastructure, and
- Any other relevant information.

Becroft Village Gardens and and Community Centre Carpark (illustrated plan for exhibition with this REF)

6. Disposal of Waste and Surplus Material.

6.1. Description of material and quantities.

Where possible any material excavated from site will be reused on site. The waste generated is expected to consist of existing footpaths that are to be replaced (but retention of basecourse materials for re-use) and disposal of timber sleeper log retaining walls and gate/ arch structure.

6.2. Destination approved for all waste and surplus materials.

Contractors will dispose of any waste material at a Council-approved waste disposal facility.

7. Monitoring

Council project officers would oversee construction with environmental controls to be monitored by regular site inspections and issue instructions to the relevant contractor to update environmental management measures where these are deemed inadequate.

8. Public Safety Factors.

If any works were required in the future, such works shall comply with the requirements of the Work Health and Safety Act (2011) and the Occupational Health and Safety Regulation (2001) and include safety requirements for the protection of person/s and property as part of the project.

9. Views/opinions/approvals of other authorities if required.

The State Rail Authority will be required to consent to the construction works occurring within the Beecroft Village Gardens site.

10. Funding

Please identify the funding source for the works. (Special rates, grants, revenue, donations, in-kind, developer, contributions.)

Hornsby Shire Council Capital Works funding and Section 94 funding, Heritage Grant funding (Memorial relocation and restoration).

11. References

[Click here to enter any relevant reference documents.](#)

12. Consultation

Does the project require consultation with any of the following authorities or Council staff?

Authority	Consultation Required	Consultation Occurred
Agriculture NSW	No	Yes or No
Greater Sydney Local Land Services	No	Yes or No
NSW Planning & Environment	No	Yes or No
Roads and Maritime Services	No	Yes or No
Regional Development Advisory Committee	No	Yes or No
NSW Health	No	Yes or No
Fire & Rescue NSW	No	Yes or No
NSW Rural Fire Service	No	Yes or No
WorkCover NSW	No	Yes or No
Electricity Supply Authority (TansGrid, Augrid, Energy Australia, Integral Energy)	No	Yes or No
Transport for NSW	No	Yes or No
Office of Environment and Heritage	No	Yes or No
NSW Forestry Corporation	No	Yes or No
NSW Police Force	No	Yes or No
NSW Office of Finance and Services	No	Yes or No
NSW Trade and Investment	No	Yes or No
Sydney Water	No	Yes or No
Community organisations / committees	Yes	Yes
Members of Parliament	No	Yes or No

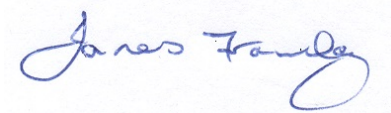
Other	Yes	Yes
Internal Referrals	Consultation Required	Consultation Occurred
Traffic & Road Safety Branch	Yes	Yes
Environmental Health & Building Surveyor	No	Yes or No
Development Engineer	No	Yes or No
Planning Branch	Yes	Yes or No
Landscape Team	Yes	Yes or No
Compliance & Certification Branch	No	Yes or No
Waste Management Branch	Yes	Yes
Natural Resources Branch	No	Yes or No
Fire Control	No	Yes or No
Other	Yes	Yes

See also Appendix B.

13. This REF/Part V Assessment was prepared by:

James Frawley

Name and title/project officer



4/07/2017

Signature Date

14. Conclusions and recommendations

(Select)

<input checked="" type="checkbox"/>	The proposal will not have any significant impact on the environment and should proceed;
<input type="checkbox"/>	The proposal will include mitigation measures and methods to avoid a significant impact on the environment and should proceed;
<input type="checkbox"/>	The proposal will have a significant impact on the environment and an environment impact statement is required;
<input type="checkbox"/>	The proposal is on land that is, or is part of, critical habitat or is likely to have a significant impact on threatened species, populations or ecological communities, or their habitats, and a species impact statement is required; or
<input type="checkbox"/>	The proposal will have a significant impact on the environment and should not proceed.

15. This REF/Part V Assessment is endorsed and approved by:

David Sheils



4/07/2017

Branch Manager Name

Signature

Date

Appendix A

1. Extracts from the Environmental Planning and Assessment Act 1979 and Regulations.

1.1. Part 5 - Duty to consider environmental impact

110 Definitions

(1) In this Part:

Activity means:

- (a) the use of land, and
- (b) the subdivision of land, and
- (c) the erection of a building, and
- (d) the carrying out of a work, and
- (e) the demolition of a building or work, and
- (f) any other act, matter or thing referred to in section 26 that is prescribed by the regulations for the purposes of this definition, but does not include:
 - (g) any act, matter or thing for which development consent under Part 4 is required or has been obtained, or
 - (h) any act matter or thing that is prohibited under an environmental planning instrument, or
 - (i) exempt development, or
 - (j) development carried out in compliance with an order under Division 2A of Part 6, or
 - (k) any development of a class or description that is prescribed by the regulations for the purposes of this definition.

Approval includes:

- (a) a consent, licence or permission or any form of authorisation, and
- (b) a provision of financial accommodation by a determining authority to another person, not being a provision of such financial accommodation, or financial accommodation of such class or description, as may be prescribed for the purposes of this definition by a determining authority so prescribed.

Determining authority means a Minister or public authority and, in relation to any activity, means the Minister or public authority by or on whose behalf the activity is or is to be carried out or any Minister or public authority whose approval is required in order to enable the activity to be carried out.

Nominated determining authority, in relation to an activity, means the determining authority nominated by the Minister in accordance with [section 110A](#) in relation to the activity.

Proponent, in relation to an activity, means the person proposing to carry out the activity, and includes any person taken to be the proponent of the activity by virtue of [section 110B](#).

Section 111 - Duty to consider environmental impact

(1) For the purpose of attaining the objects of [this Act](#) relating to the protection and enhancement of the environment, a determining authority in its consideration of an activity shall, notwithstanding any other provisions of [this Act](#) or the provisions of any other Act or of any instrument made under this or any other Act, examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity.

(2) Without limiting subsection (1), a determining authority shall consider the effect of an activity on:

- (a) any conservation agreement entered into under the [National Parks and Wildlife Act 1974](#) and applying to the whole or part of the land to which the activity relates, and
- (b) any plan of management adopted under that Act for the conservation area to which the agreement relates, and
- (c) any joint management agreement entered into under the [Threatened Species Conservation Act 1995](#).

(3) Without limiting subsection (1), a determining authority shall consider the effect of an activity on any wilderness area (within the meaning of the [Wilderness Act 1987](#)) in the locality in which the activity is intended to be carried on.

(4) Without limiting subsection (1), a determining authority must consider the effect of an activity on:

- (a) critical habitat, and
- (b) in the case of threatened species, populations and ecological communities, and their habitats, whether there is likely to be a significant effect on those species, populations or ecological communities, or those habitats, and
- (c) any other protected fauna or protected native plants within the meaning of the [National Parks and Wildlife Act 1974](#).

2. Environmental Planning and Assessment Regulations, 1994

82 What factors must be taken into account concerning the impact of an activity on the environment?

- (1) For the purposes of Part 5 of the Act, the factors to be taken into account when consideration is being given to the likely impact of an activity on the environment include:
- (a) for activities of a kind for which specific guidelines are in force under this clause, the factors referred to in those guidelines, or
 - (b) for any other kind of activity:
 - (i) the factors referred to in the general guidelines in force under this clause, or
 - (ii) if no such guidelines are in force, the factors referred to subclause (2).
- (2) The factors referred to in subclause (1) (b) (ii) are as follows:
- (a) any environmental impact on a community,
 - (b) any transformation of a locality,
 - (c) any environmental impact on the ecosystems of the locality,
 - (d) any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality,
 - (e) any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations,
 - (f) any impact on the habitat of protected fauna (within the meaning of the National Parks and Wildlife Act 1974),
 - (g) any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air,
 - (h) any long-term effects on the environment,
 - (i) any degradation of the quality of the environment,
 - (j) any risk to the safety of the environment,
 - (k) any reduction in the range of beneficial uses of the environment,
 - (l) any pollution of the environment,
 - (m) any environmental problems associated with the disposal of waste,
 - (n) any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply,
 - (o) any cumulative environmental effect with other existing or likely future activities.
 - (p) any impact on coastal processes and coastal hazards, including those under projected climate change conditions.

- (3) For the purposes of this clause, the Director may establish guidelines for the factors to be taken into account when consideration is being given to the likely impact of an activity on the environment, in relation to activities generally or in relation to any particular kind of activity.
- (4) The Director may vary or revoke any guidelines in force under this clause.

Appendix B

1. Consultation

1.1. Exhibition/Notification

Part 2, Division 1, Clauses 13 to 17 of the ISEPP identifies consultation that is required to be undertaken with relevant public authorities and other branches of Council. In summary, there are consultation requirements regarding development with impacts on Council related infrastructure or services, local heritage, and flood liable land. There are also consultation requirements with public authorities (other than councils) and exceptions to the requirements to consult.

The following extract from ISEPP contains the details of the consultation requirements.

Division 1 Consultation

13 Consultation with councils—development with impacts on council-related infrastructure or services

- (1) This clause applies to development carried out by or on behalf of a public authority that this Policy provides may be carried out without consent if, in the opinion of the public authority, the development:
 - (a) will have a substantial impact on stormwater management services provided by a council, or
 - (b) is likely to generate traffic to an extent that will strain the capacity of the road system in a local government area, or
 - (c) involves connection to, and a substantial impact on the capacity of, any part of a sewerage system owned by a council, or
 - (d) involves connection to, and use of a substantial volume of water from, any part of a water supply system owned by a council, or
 - (e) involves the installation of a temporary structure on, or the enclosing of, a public place that is under a council's management or control that is likely to cause a disruption to pedestrian or vehicular traffic that is not minor or inconsequential, or
 - (f) involves excavation that is not minor or inconsequential of the surface of, or a footpath adjacent to, a road for which a council is the roads authority under the Roads Act 1993 (if the public authority that is carrying out the development, or on whose behalf it is being carried out, is not responsible for the maintenance of the road or footpath).
- (2) A public authority, or a person acting on behalf of a public authority, must not carry out development to which this clause applies unless the authority or the person has:
 - (a) given written notice of the intention to carry out the development to the council for the area in which the land is located, and
 - (b) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given.

14 Consultation with councils—development with impacts on local heritage

- (1) This clause applies to development carried out by or on behalf of a public authority if the development:
 - (a) is likely to have an impact that is not minor or inconsequential on a local heritage item (other than a local heritage item that is also a State heritage item) or a heritage conservation area, and
 - (b) is development that this Policy provides may be carried out without consent.
- (2) A public authority, or a person acting on behalf of a public authority, must not carry out development to which this clause applies unless the authority or the person has:
 - (a) had an assessment of the impact prepared, and
 - (b) given written notice of the intention to carry out the development, with a copy of the assessment, to the council for the area in which the heritage item or heritage conservation area (or the relevant part of such an area) is located, and
 - (c) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given.

15 Consultation with councils—development with impacts on flood liable land

- (1) In this clause, **flood liable land** means land that is susceptible to flooding by the probable maximum flood event, identified in accordance with the principles set out in the manual entitled *Floodplain Development Manual: the management of flood liable land* published by the New South Wales Government and as in force from time to time.
- (2) A public authority, or a person acting on behalf of a public authority, must not carry out, on flood liable land, development that this Policy provides may be carried out without consent and that will change flood patterns other than to a minor extent unless the authority or person has:
 - (a) given written notice of the intention to carry out the development to the council for the area in which the land is located, and
 - (b) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given.

16 Consultation with public authorities other than councils

- (1) A public authority, or a **person** acting on behalf of a public authority, must not carry out specified development that this Policy provides may be carried out without consent unless the authority or person has:
 - (a) given written notice of the intention to carry out the development to the specified authority in relation to the development, and
 - (b) taken into consideration any response to the notice that is received from that authority within 21 days after the notice is given.
- (2) For the purposes of subclause (1), the following development is **specified development** and the following authorities are **specified authorities** in relation to that development:
 - (a) development adjacent to land reserved under the National Parks and Wildlife Act 1974—the Department of Environment and Climate Change,

- (b) development adjacent to a marine park declared under the Marine Parks Act 1997—the Marine Parks Authority,
- (c) development adjacent to an aquatic reserve declared under the Fisheries Management Act 1994—the Department of Environment and Climate Change,
- (d) development in the foreshore area within the meaning of the Sydney Harbour Foreshore Authority Act 1998—the Sydney Harbour Foreshore Authority,
- (e) development comprising a fixed or floating structure in or over navigable waters—the Maritime Authority of NSW,
- (f) development for the purposes of an educational establishment, health services facility, correctional centre or group home, or for residential purposes, in an area that is bush fire prone land (as defined by the Act)—the NSW Rural Fire Service.

Note. The Act defines **bush fire prone land**, in relation to an area, as land recorded for the time being as bush fire prone land on a map certified as referred to in section 146 (2) of the Act.

Note. When carrying out development of a kind referred to in paragraph (f), consideration should be given to the publication of the NSW Rural Fire Service *Planning for Bush Fire Protection 2006*.

- (g) (Repealed)

Note. Clause 18A (2) of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 requires public authorities (or persons acting on their behalf) to consult with the Department of Planning and Infrastructure before carrying out any development comprising the clearing of native vegetation on certain land within a growth centre (within the meaning of that Policy). The land concerned is land other than the subject land (within the meaning of Part 7 of Schedule 7 to the Threatened Species Conservation Act 1995). The subject land is generally land to which precinct plans apply under that Policy.

17 Exceptions

1 Clauses 13–16 do not apply with respect to development to the extent that:

- (a) they would require notice of the intention to carry out the development to be given to a council or public authority from whom an approval is required in order for the development to be carried out lawfully, or
- (b) they would require notice to be given to a council or public authority with whom the public authority that is carrying out the development, or on whose behalf it is being carried out, has an agreed consultation protocol that applies to the development, or
- (c) they would require notice to be given to a council or public authority that is carrying out the development or on whose behalf it is being carried out, or
- (d) the development is exempt development or complying development under any environmental planning instrument (including this Policy), or
- (e) the development comprises emergency works, or
- (f) the development is carried out in accordance with a code of practice approved by the Minister for the purposes of this clause and published in the Gazette.

2 In this clause:

approval means any licence, permission or any form of authorisation, other than development consent, under any other law.

consultation protocol means an arrangement that:

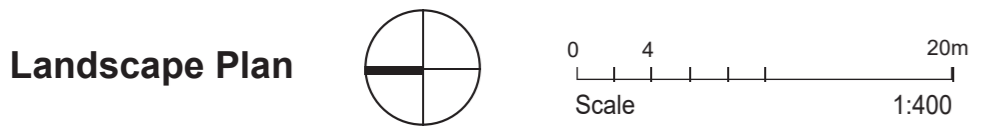
- (a) is about when and how the parties to the arrangement will consult one another about proposed development, and
- (b) is recorded in writing, and
- (c) is approved in writing on behalf of any public authority that is a party to the arrangement by a person who is authorised to do so.

Appendix C

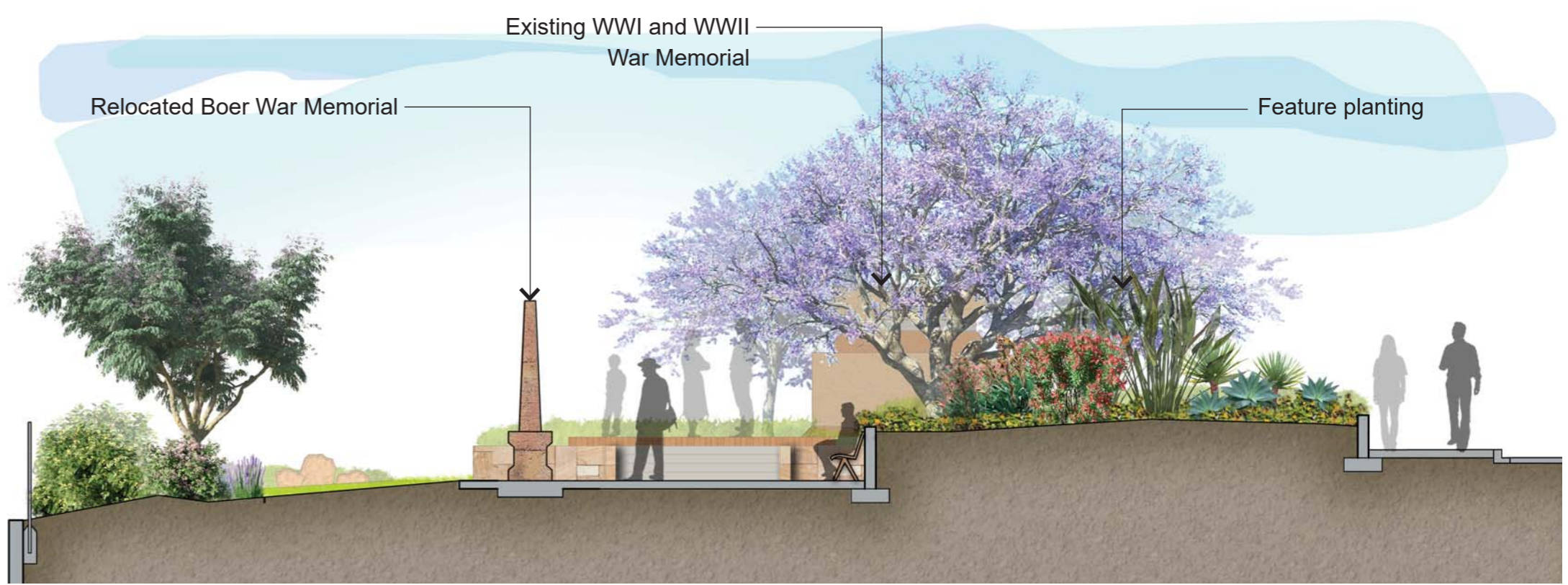
Attachments to this REF:

1. Beecroft Exhibition Plan
2. Linemarking & Signage Plan - Community Centre Carpark
3. Tree Removals/ Existing Tree Works Plan
4. Returned Services League Letter of Approval – Boer War Memorial Relocation
5. Heritage Inventory – Locally Significant Items

1. Beecroft Exhibition Plan



Section AA



Section BB

BEECROFT VILLAGE GARDENS AND COMMUNITY CENTRE CAR PARK

PUBLIC EXHIBITION - REVIEW OF ENVIRONMENTAL FACTORS (REF) AND LANDSCAPE DESIGN

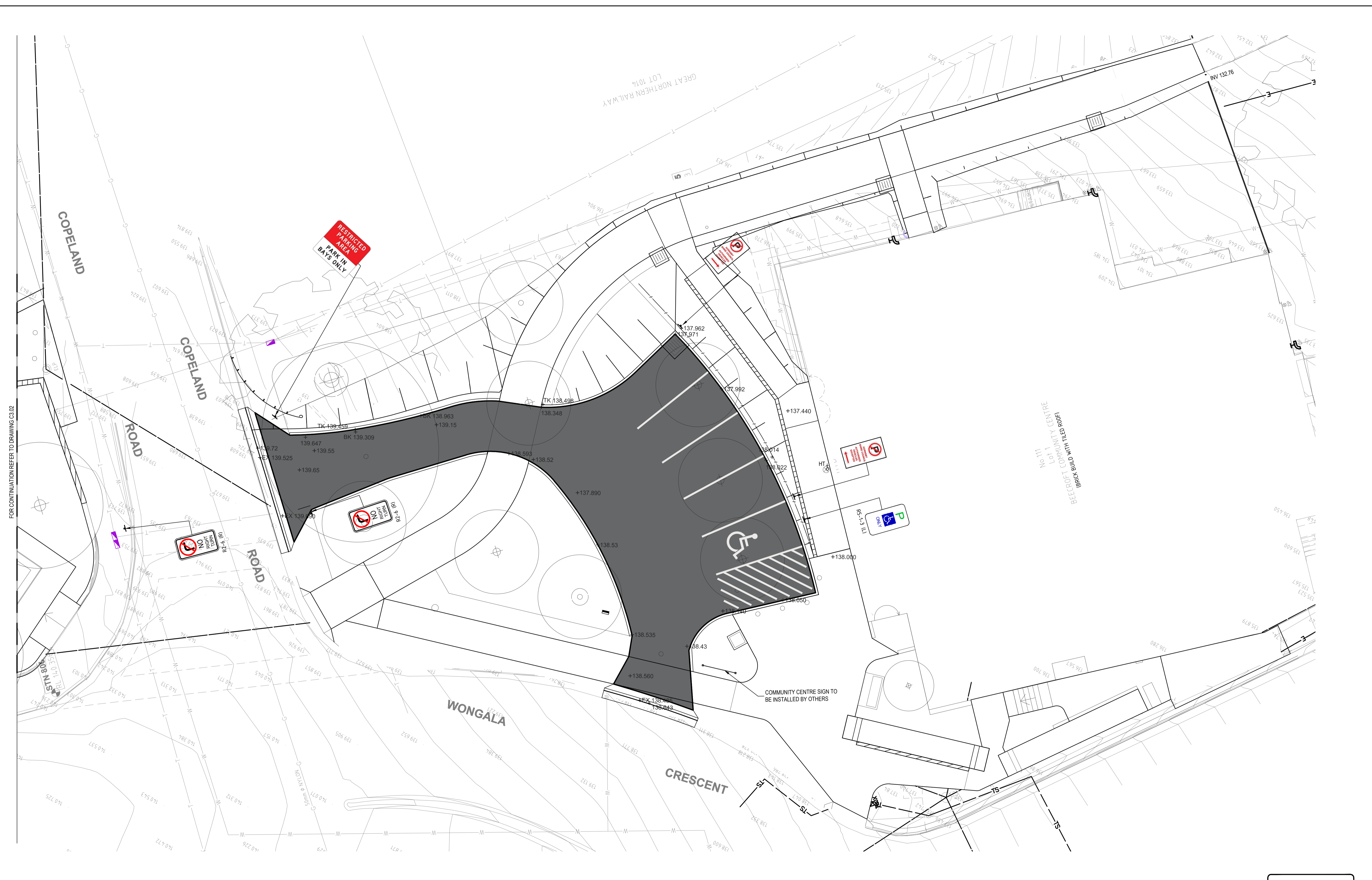
As illustrated here, Hornsby Shire Council are going to upgrade the Beecroft Village Gardens on Wongala Crescent and develop a new carpark and wheelchair accessible entry to the Beecroft Community Centre along Beecroft Road. A Review of Environmental Factors guiding construction and assessing potential impacts of the proposed works has been prepared and is available for viewing on the Council website.

VIEW DOCUMENTS: To view the REF and Plan, go to the 'On Exhibition' link on the Council webpage at www.hornsby.nsw.gov

TO MAKE A SUBMISSION: After viewing the documentation at 'On Exhibition', follow the email link to make a Submission or for further enquiries, email Council Landscape Architect / Project Manager jafrawley@hornsby.nsw.gov.au

CLOSING DATE FOR SUBMISSIONS: Please make Submissions to 'BEECROFT VILLAGE UPGRADE' by cob Friday 21 July, 2017

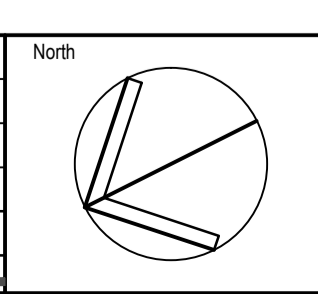
2. Linemarking and Signage Plan – Community Centre
Carpark



FOR CONTINUATION REFER TO DRAWING C3.02

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Issue	Description	Date	Drawn	Approved
02	RE - ISSUE FOR CONSTRUCTION	29.06.17	DK	JRH
01	ISSUE FOR CONSTRUCTION	16.05.17	DK	JRH
A	ISSUE FOR REVIEW	05.05.17	DK	JRH



Client
BEECROFT COMMUNITY CENTRE
109-111 Beecroft Rd
BEECROFT NSW 2119

Architect
Sturt Noble Associates
Suite 91, LS, 330 Wattle St
ULTIMO NSW 2007
PHONE : 02 9211 3744

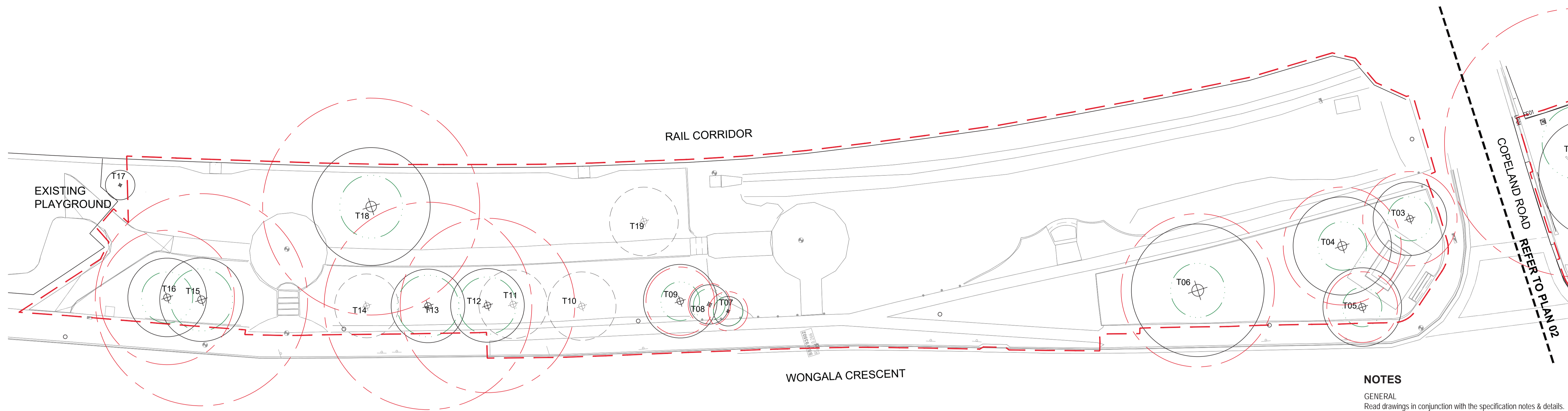
ACOR CONSULTANTS ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS
ACOR Consultants Pty Ltd
Suite 2, Level 1, 33 Herbert Street
St Leonards NSW 2065
T +61 2 9438 5098

Project
PROPOSED ALTERATIONS AND ADDITIONS BEECROFT VILLAGE GARDENS & COMMUNITY CARPARK
1 Wongala Crescent
BEECROFT NSW 2119

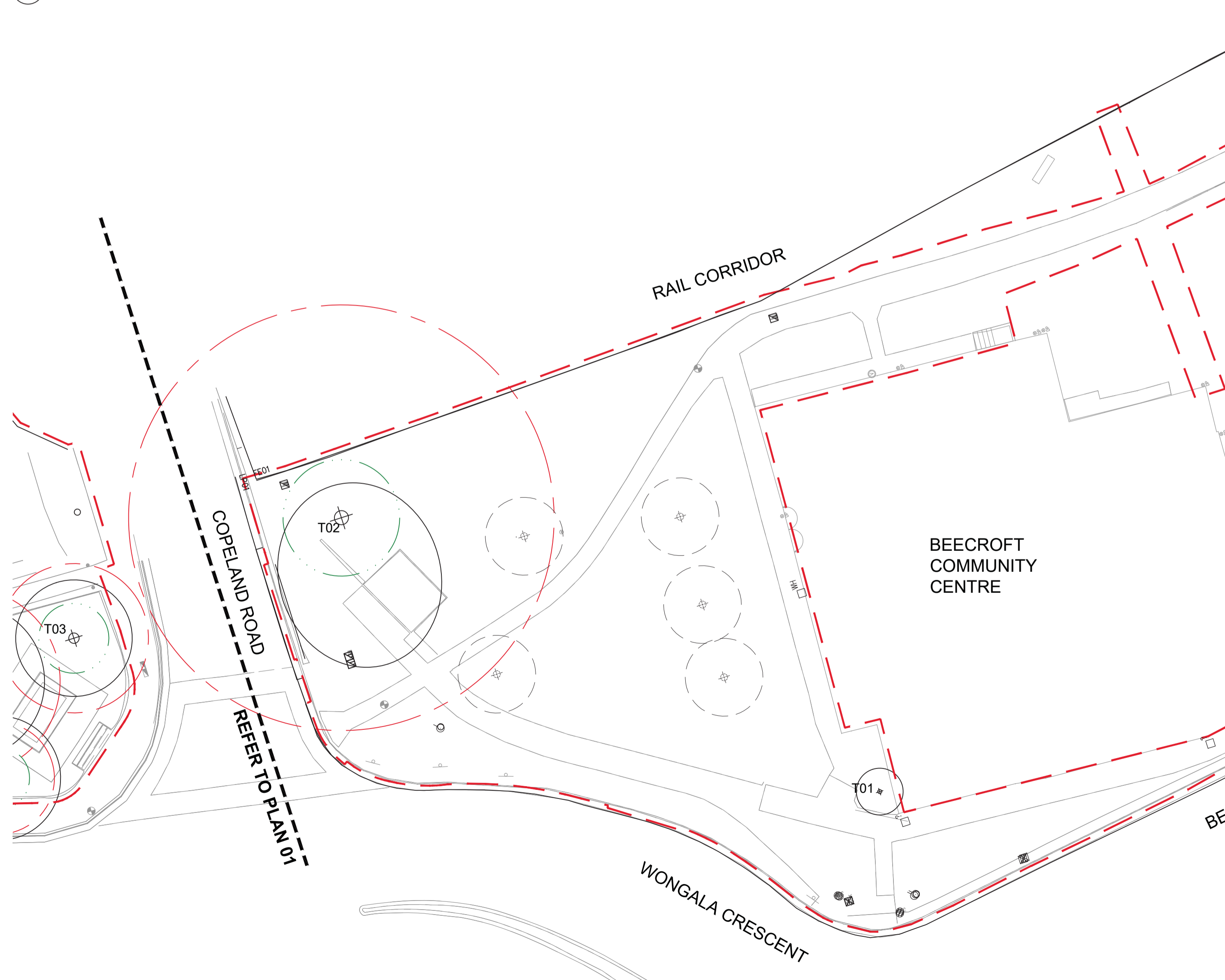
Drawing Title		Scale		Date	
LINEMARKING PLAN - SHEET 3		1:100		16.05.17	
Drawn	Date	Scale	A1	Q.A. Check	Date
KR	MAR 2017	1:100		JRH	16.05.17
Designed	Project No.	Dwg. No.		Issue	
GP	SY170002	C4.03		02	

FOR CONSTRUCTION

3. Tree Removals/ Existing Tree Works Plan



01 BEECROFT PARK - NORTHERN END



02 BEECROFT PARK - SOUTHERN END

WONGALA CRESCENT

RAIL CORRIDOR

COPELAND ROAD REFER TO PLAN 02

LEGEND

- - - - EXTENT OF WORKS
 - Tx TREE NUMBERS CORRELATE WITH EXISTING TREE SCHEDULE
 - EXISTING TREE
 - EXISTING TREE TO BE REMOVED
 - TREE PROTECTION ZONE (TPZ)
 - STRUCTURAL ROOT ZONE (SRZ)
- REFER TO SPECIFICATION AND AS 4687 -2007 FOR TREE PROTECTION FENCING REQUIREMENTS

EXISTING TREE SCHEDULE AND COMMENTS
 HORNSBY SHIRE COUNCIL ARBORISTS NOTES. REFER TO TREE RISK EVALUATION AND RECOMMENDATIONS REPORT COMPLETED BY W. BOOTH 10.11.16.

BEECROFT EXISTING TREES
 Site visit 24.10.2016

No.	SPECIES	SRZ Radius (m)	TPZ Radius (m)	DBH (mm)	SPREAD Dia (m)	HSC ARBORIST COMMENTS	REMOVE/RETAIN
T01	Camelia				3m 10m W		Retain
T02	Iron Bark - Eucalyptus ?	3.75	13.68	1140	12m NS	Central leader has been lopped multi stem - 3 leaders. Cavity at base. Epicormic growth at base requires pruning. Native bees at base.	Retain
T03	Jacaranda	2.25	4.8	150	7.5	Good specimen.	Retain
T04	Jacaranda	2.47	6	500	10	Heavily trimmed under powerline. Heavily suppressed by powerline lopping/poor pruning. Great specimen. Need to monitor construction of new retaining wall and excavation.	Retain
T05	Jacaranda	2	3.6	300	8		Retain
T06	Eucalyptus punctata	2.76	7.8	650	13.5		Retain
T07	Araucaria cunninghamii	1.5	2	130	3		Retain
T08	Lagerstroemia indica	1.61	2.16	70 each	4	multi stem - 6 leaders	Retain
T09	Jacaranda	1.97	3.48	280	7.5	multi stem - 2 leaders. Biofocaked. No inclusion present.	Retain
T10	Jacaranda	1.91	3.24	160	7	multi stem - 2 leaders. Ocluded. Recommend removal. Canopy overhanging footpath.	Remove
T11	Lophostemon confertus	2.74	7.68	640	7	wounds in trunk. Poor condition.	Remove
T12	Araucaria cunninghamii	2.92	8.88	740	7.5	Good specimen.	Retain
T13	Araucaria bidwillii	3.14	10.56	880	7.5	Good specimen.	Retain
T14	Schinus	2.43	5.76	340	6.5		Remove
T15	Araucaria cunninghamii	3.17	10.8	900	8.5	Good health and vigour.	Retain
T16	Lophostemon confertus	2.61	6.84	570	8	Some possible remedial pruning to remove deadwood.	Retain
T17	Lagerstroemia indica					small	Retain
T18	Araucaria bidwillii	3.2	11.04	920	12		Retain
T19	Jacaranda	2	3.6	300	7	Senescent - poor condition with a big lean. Canopy dieback. Recommend removal.	Remove

NOTES

GENERAL
 Read drawings in conjunction with the specification notes & details.

Refer to drawings:
 CD-1629-001 Master Plan
 CD-1629-100 Series Site Clearance Plans
 CD-1629-200 Series Landscape General Arrangement
 CD-1629-300 Series Setout Plans
 CD-1629-400 Series Planting Plans
 CD-1629-800 Series Sections
 CD-1629-900 Series Details

Refer to Engineer's Drawings for precise information regarding paving, finished levels, roadworks, fences and drainage details.

TREE PROTECTION ZONE
 All existing trees to be protected within tree protection zone. Refer to specification.

SERVICES
 Services to be confirmed on site. Before landscape work is commenced, Landscape contractor is to establish the positions of all service lines and protect them from damage during construction.

SETOUT
 All setout to be approved by Superintendent prior to construction.

SURVEY
 Contractor to confirm survey information on site and notify superintendent of any issues

ISSUE	DESCRIPTION	DATE
C	ISSUE FOR CONSTRUCTION	28.06.2017
B	ISSUE FOR CONSTRUCTION	01.05.2017
A	ISSUE FOR INFORMATION	28.03.2017

Sturt Noble Associates
 Suite 91, L5, 330 Wattle St
 Ultimo NSW 2007
 T. 02 9211 3744
 W. www.sturt-noble.com.au
 landscape architecture
 environmental & urban design

PROJECT
BEECROFT VILLAGE GARDENS & COMMUNITY CENTRE CARPARK

CLIENT
HORNSBY SHIRE COUNCIL

DRAWING
EXISTING TREE WORKS

DRAWING NUMBER
 CD-1629-005

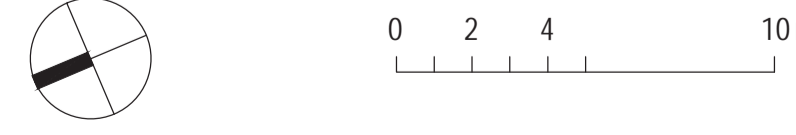
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DIRECTOR
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4. RSL Letter of Approval – Boer War Memorial Relocation



THE RETURNED and SERVICES LEAGUE OF AUSTRALIA
NEW SOUTH WALES BRANCH
EPPING SUB-BRANCH

45-47 Rawson Street EPPING NSW 2121 Telephone 9868 3272
ABN : 97 054 552 858 email: subbranch@eppingclub.com

Proudly Part of the Epping Community since 1919

President: John K Curdie OAM Secretary: John Prestidge RFD, ED Treasurer: Max Falconer MBE

5th October 2013

The General Manager
Hornsby Shire Council
P.O.Box 37
HORNSBY NSW 1630

Attention: Julia Morton : Co-ordinator, Community and Cultural Facilities

Re RELOCATION OF DAVID WILLIS BOER WAR MEMORIAL AT BEECROFT.

Dear Julia,

I refer to the proposal to relocate the existing David John Willis Boer War Memorial to a position to the north of existing World War 1 and II memorial. This memorial to David Willis is a vital part of the history of Beecroft and was constructed by his family and the Beecroft Community to commemorate the death of a local young man who volunteered to serve his country in the Boer War.

The RSL sub-Branch membership is fully supportive of the program to relocate this memorial to its proposed position adjacent to the World War 1 & 2 memorial and the other community based memorial which commemorates the 50th Anniversary of the ending of World War 2.

The new position of this memorial ,closer to the heart of the Beecroft commercial centre, will continue to be a tangible part of our nations heritage and the history of the local district.

Yours faithfully,

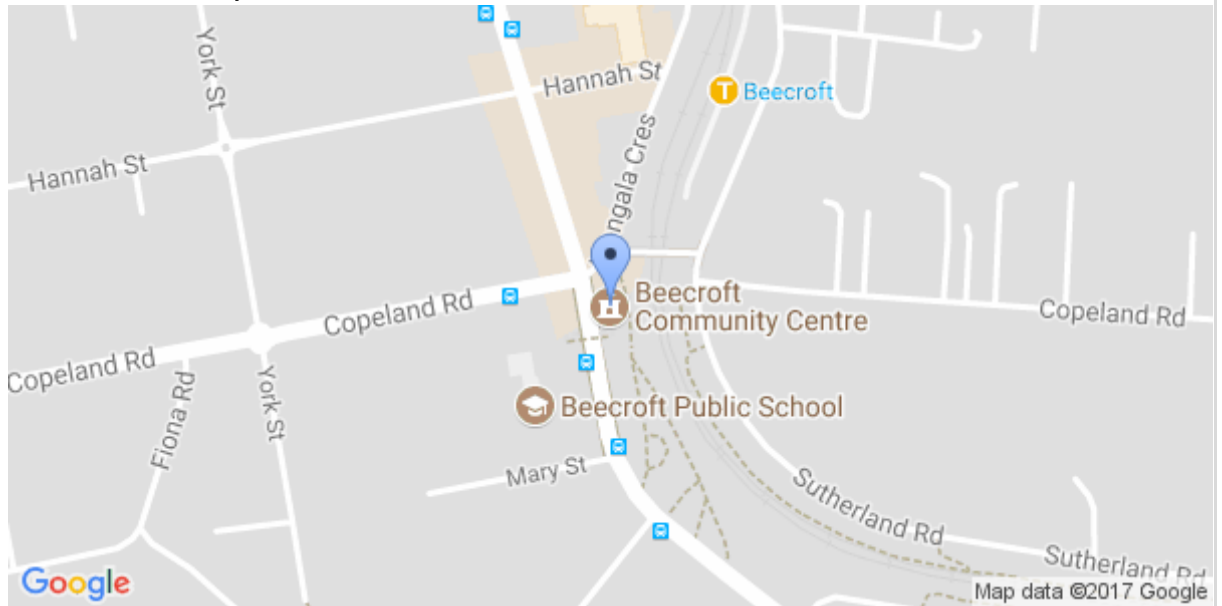
John K Curdie OAM
(sub-Branch President)

Home Tel 9484 5394
Mobile 0414 276 228
e-mail jcurdie@tpg.com.au

5. Heritage Inventory – Locally Significant Items

Item No.: I 53

Location: Beecroft Community Centre 111 Beecroft Road BEECROFT NSW 2119



[Link to property details](#)

Status: Listed Item

Item Name: Beecroft Community Centre

Item Type: Built

Circa Date: 1904

Style: Federation Free Classical

Statement of Significance: Attractive Federation period building on prominent corner site. Original classical style detail in good condition. High integrity. Social significance for its use as a community centre and formerly as a school of arts. Local significance.

Category: Community Hall/Centre

Physical Description: Federation period building located on corner site. Walls of face brick, smooth and roughcast render. Red brick string course and quoins. Complex form with hipped and gabled terracotta tile roof. Classical influence suggested by some elements and parapet section. Simple proportions and decoration generally restrained. Good timberwork to porch recess. Roughcast gables. Steel vents.

Modifications: Unsympathetic skylight. Windows altered.

Historical Notes: Originally the School of Arts. Built in 1904. There was a large extension in 1910 which was designed by Hornsby architect LS Robertson.

Endorsed Significance: Local

Criteria c) Aesthetic: Representative

Criteria d) Social: Representative

Historical Theme: Cultural and social life

Heritage Listings: Hornsby Local Environmental Plan 2013 - Schedule 5

Conservation Area: Beecroft / Cheltenham HCA

Sources: Hornsby Shire Historical Society

Study: Heritage Study (1993)

Study by: Perumal Murphy Wu Pty Ltd

Study Inventory No.: 7/5

Comments: Heritage listed in HSLEP 1994, Gazetted July 1994.

Date Inspected: 18-Jan-1992

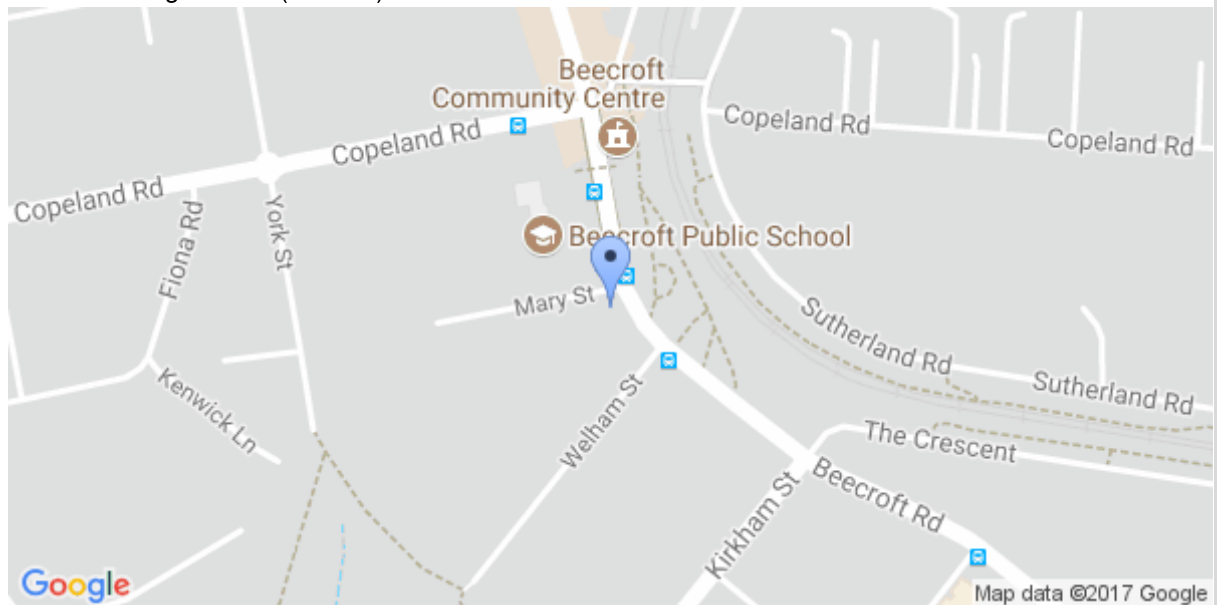
Images:

7_50001.jpg



Item No.: I 54

Location: Beecroft Village Green (R80332) 111X Beecroft Road BEECROFT NSW 2119



[Link to property details](#)

Status: Listed Item

Item Name: Boer War Memorial

Item Type: Landscape

Circa Date: c1900/05

Statement of Significance: Rare monument to a single soldier, killed in Boer War in 1900. Of local significance.

Physical Description: Boer War Memorial drinking fountain (not operational) carved in yellow sandstone. Approximately 3.5m high. Set on a deep sandstone plinth, and surmounted by a decorative cross. Monument stands just east of community hall (c1915) and is flanked by low Cotoneaster hedge and very old Grey Ironbark (1m diameter, to 23m high) from about same period as monument (c1905). Inscription reads: " Erected by the Residents of the District In Memory of David John Willis killed in Battle of Elandskop South Africa, October 10, 1900."

Endorsed Significance: Local

Criteria a) Rare

Historic:

Criteria d) Rare

Social:

Historical Theme: Environmental awareness, Cultural and social life

Heritage Listings: Hornsby Local Environmental Plan 2013 - Schedule 5

Conservation Area: Beecroft / Cheltenham HCA

Study:

Study by: Heritage Study (1993)

Study Inventory No.: Perumal Murphy Wu Pty Ltd

Study Inventory No.: L55

Comments:

Heritage listed in HSLEP 1994, Gazetted July 1994. Three inventory sheets for The Village Gree, Boer War Memorial and World War I & II Memorials.

Date Inspected: 24-Feb-1992

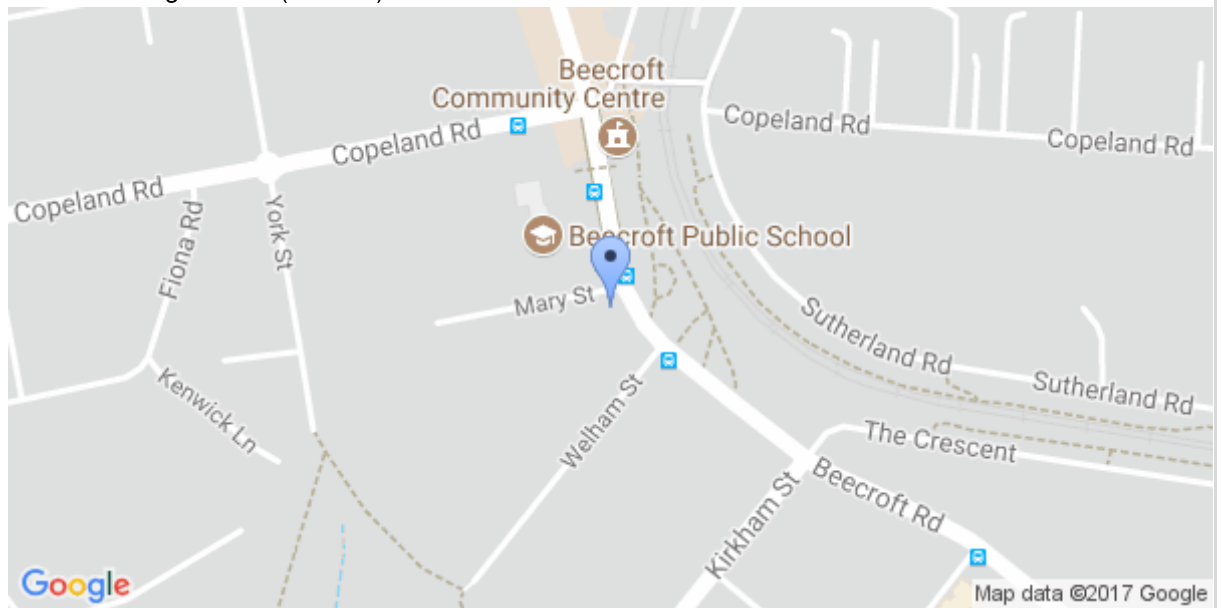
Images:

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Item No.: I 54

Location: Beecroft Village Green (R80332) 111X Beecroft Road BEECROFT NSW 2119



[Link to property details](#)

Status: Listed Item

Item Name: The Village Green

Item Type: Landscape

Statement of Significance: Park conserving stand of indigenous remnant forest trees. Forms significant element along main arterial road. Of local significance.

Physical Description: The Village Green conserves a stand of remnant forest trees to 27m including Blackbutt, Grey Ironbark, Smooth Bark Angophora and Turpentines. Recent park upgrading includes shelter sheds, playground, paths, and fencing as part of Bicentennial programme. Tennis courts located in south end of park. Park appears to date from era of the subdivision of the Field of Mars in 1887.

Historical Notes: Individual trees from c1920/30.

Endorsed Significance: Local

Criteria c) Aesthetic: Representative

Criteria e) Research: Representative

Historical Theme: Environmental awareness, Changing the environment

Heritage Listings: Hornsby Local Environmental Plan 2013 - Schedule 5

Conservation Area: Beecroft / Cheltenham HCA

Study: Heritage Study (1993)

Study by: Perumal Murphy Wu Pty Ltd

Study Inventory No.: L56

Comments: Heritage listed in HSLEP 1994, Gazetted July 1994. Three inventory sheets for The Village Green, Boer War Memorial and World War I & II Memorials.

Date Inspected: 24-Aug-1992

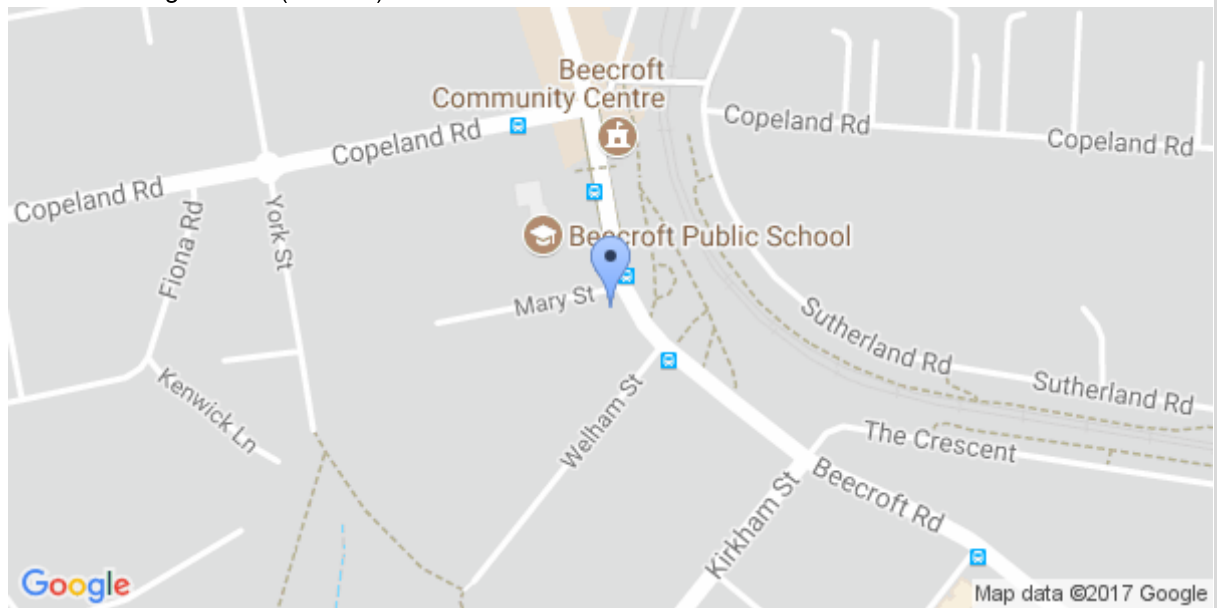
Images:

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Item No.: I 54

Location: Beecroft Village Green (R80332) 111X Beecroft Road BEECROFT NSW 2119



[Link to property details](#)

Status: Listed Item

Item Name: World War I & II Memorial

Item Type: Landscape

Circa Date: c1920/25

Statement of Significance: Impressive sandstone War Memorial from c1920's in unusual form with associated landscaping. Of local significance.

Physical Description: Large grey sandstone monument on raised sandstone paved area with sandstone retaining wall. Constructed in form of raised sarcophagus. Dimensions of monument approximately 3.5m x 4.0m. Inscribed: " Beecroft Cheltenham District in grateful memory of our men who gave their lives [17 names of men follow] and in humble tribute to those who served " [20 names from the 1939-45 War follow] Associated landscaping includes Golden Cypress, Jacarandas and shrubbery.

Endorsed Significance: Local

Criteria c) Aesthetic: Representative

Criteria d) Social: Representative

Historical Theme: Cultural and social life, Changing the environment

Heritage Listings: Hornsby Local Environmental Plan 2013 - Schedule 5

Conservation Area: Beecroft / Cheltenham HCA

Study: Heritage Study (1993)

Study by: Perumal Murphy Wu Pty Ltd

Study Inventory No.: L54

Comments: Heritage listed in HSLEP 1994, Gazetted July 1994. Three inventory sheets for The Village Gree, Boer War Memorial and World War I & II Memorials.

Date Inspected: 24-Aug-1992

Images:

L540001.jpg



Item No.: I 142
Location: 97 Sutherland Road BEECROFT NSW 2119



[Link to property details](#)

Status: Listed Item

Item Name: Beecroft Railway Station

Item Type: Built

Circa Date: c1886

Style: Victorian Free Gothic

Statement of Significance: Two late Victorian railway buildings. Typical examples of Sydney railway buildings of the period. Social and historical significance as a record of the development of the area which paralleled the opening of the railway in 1886. Local significance.

Category: Railway Station

Physical Description: Two buildings between the two railway lines. Platform building has a symmetrical design. Corrugated iron roof. Vertical timber boarding to two end gables. Face brick walls. Roof cantilevers over both trusses. Building at end of platform is rectangular, symmetrical design. Corrugated iron roof, hipped, with two gables. Wide eaves. Face brick walls. Openings with segmetal arch heads.

Modifications: Building at end of platform painted, new roofing and openings boarded up. New steel shelter between two buildings.

Endorsed Significance: Local

Criteria a) Historic: Representative

Criteria c) Aesthetic: Representative

Criteria d) Social: Representative

Historical Theme: Transport - Railways

Heritage Listings: Hornsby Local Environmental Plan 2013 - Schedule 5

Conservation Area: Beecroft / Cheltenham HCA

Sources: Hornsby Shire Historical Society

Study: Heritage Study (1993)

Study by: Perumal Murphy Wu Pty Ltd

Study Inventory No.: 6/4

Comments: Heritage listed in HSLEP 1994, Gazetted July 1994. Two inventory sheets for station & garden.

Date Inspected: 17-Jan-1992

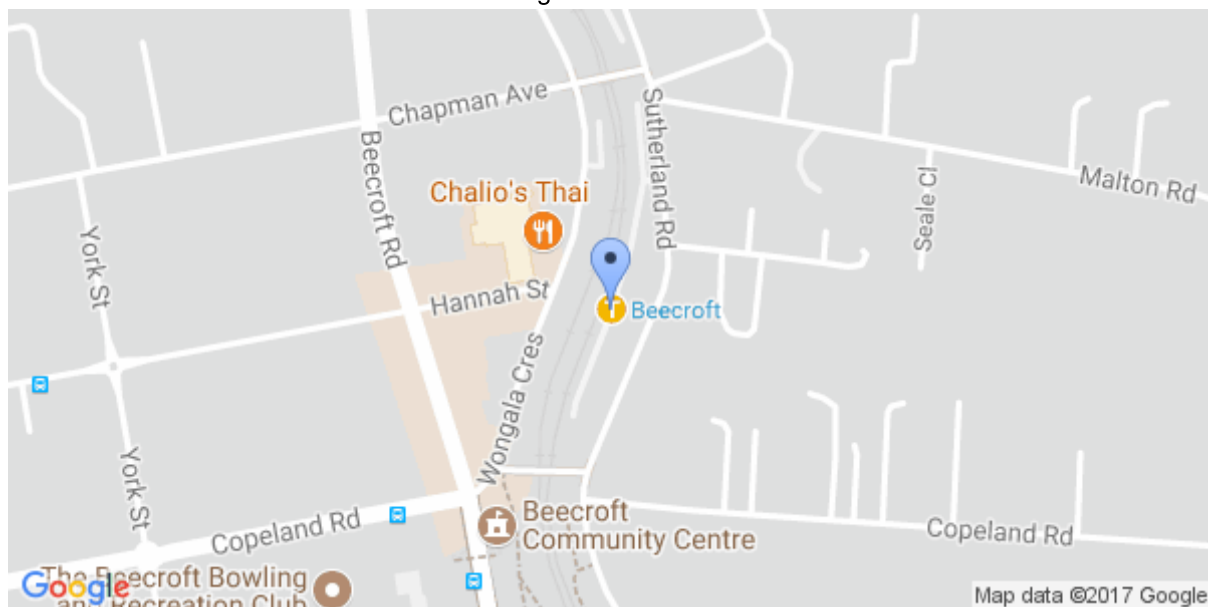
Images: 6_40001-3.jpg





Item No.: I 142

Location: Beecroft Station Park and War Memorial Wongala Crescent BEECROFT NSW 2119



[Link to property details](#)

Status: Listed Item

Item Name: Beecroft Railway Station Garden

Item Type: Landscape

Circa Date: c1900-1920

Statement of Significance: Period Bunya and Hoop Pines existing from Federation period and forming distinctive visual element in community precinct. Of local significance.

Physical Description: Small park and gardens, in prominent location beside Beecroft Station. Notable for its period planting. Characteristic species planted about 1900/20 are three Hoop Pines (to 30 meters), and Bunya Pines to 22m high. Later planting of Camphor Laurel to 12m. Park at southern end also conserves some Grey Ironbarks to 18m. War memorials (see separate items) at south end of park. Park recently upgraded with paving, seats, bins etc, as part of Government Urban Enhancement Programme. Additional historical information about park, if know, could be added in form of signage.

Endorsed Significance: Local

Criteria c) Aesthetic: Rare

Historical Theme: Environmental awareness, Changing the environment

Heritage Listings: Hornsby Local Environmental Plan 2013 - Schedule 5

Conservation Area: Beecroft / Cheltenham HCA

Study: Heritage Study (1993)

Study by: Perumal Murphy Wu Pty Ltd

Study Inventory No.: L50

Comments: Heritage listed in HSLEP 1994, Gazetted July 1994. Two inventory sheets for station & garden.

Date Inspected: 24-Aug-1992

Images:

L500001.jpg

