



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

The General Manager
Hornsby Shire Council

Dear Sir,

**DA/460/2022 - Carport matching the existing - 20 Welham Street, BEECROFT
NSW 2119**

The Beecroft Cheltenham Civic Trust objects to the proposed carport as outlined below. The site plan showing the outline of the dwelling relative to the side boundary appears to be incorrect, being significantly different to the surveyor's detailed survey plan. The inaccurate site plan prevents the reader from fully interpreting the correct dimensions of the proposed carport. The site plan indicates that the proposed carport will be smaller than the former carport shown on Google 2022 maps. Also Google maps appears to show the former carport to be marginally set back behind the front corner of the dwelling. The Trust, making the logical assumption that the survey plan is correct, strongly recommends that the site plan be redrawn accurately.

Based on the above comments there appears to be an opportunity to,

- Position the new carport further back on the site behind the corner of the dwelling, thus avoiding the intrusive visual impact of the carport on the streetscape.
- Provide the opportunity to minimise any structural encroachments, such as carport posts, at the 'pinch point' at the front corner of the dwelling. This is where the driveway is narrowest.
- Provide an opportunity for the owner to position the carport towards the rear of the dwelling and therefore better utilise the wider area next to the dwelling and at the same time provide some degree of clearance from the side boundary.

The Trust requests that Council is consistent in the interpretation to its planning controls as it has been in the past with other similar development applications in the subject street.

Yours sincerely,

Ross Walker OAM
Vice President
Beecroft Cheltenham Civic Trust

23 May 2022