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**Sent:** 14/05/2019 4:00:44 PM  
**Subject:** Online Submission

14/05/2019

MS Elyane Messara  
9 Pavilion ST  
Queenscliff NSW 2096  
elyane@optusnet.com.au

**RE: Mod2019/0173 - 7 Pavilion Street QUEENSCLIFF NSW 2096**

Dear Sir/Madam

We live next door to 7 Pavilion St

We have several concerns -

That the development seeks to extend over the building line setbacks

That the western elevation diagrams do not adequately depict what is intended to be built and that there is no external plan clearly showing balconies on Level 2 We note that the report by Nolan Panning Consultants states 'New balcony on front northwest and southwest corners' which can only relate to level 2

That the extension of the level 1 living room into the courtyard and up to the garage wall has an unusually high roof which we request be lowered to a finished height equivalent to the existing level 2 floor height in order that we retain our privacy (now and into the future) in our south west level 2 bedroom and south bathroom

That the added floor space now proposed on east, south and west elevations at level 1 equating to approx 50 square metres will increase the footprint to landscaped area ratio which may not be compliant and should be reduced

That the height of the proposed garage roof foliage be limited to a height of 2 metres as a condition of any approval

That the eastern balcony planter growth be limited to low growth in order to maintain view sharing as per councils guidelines and as a condition of any further approval

Ely Messara  
9 Pavilion St