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**Sent:** 13/05/2019 8:32:26 AM

**Subject:** DA2019/0364-Proposed Development - 51 Plateau Road Avalon Beach 2017-  
Issues of Concern

Attention- Development Assessment- Mr Ashley Warnest, Planner

Dear Sir

I would like to highlight issues of concern regarding the above mentioned proposed development as follows-

- 1.referring to the "West Elevation" provided, the proposed structure appears to impact the adjoining neighbour's external court yard area via increased shadowing [ refer Shadow Diagram 21/6 -9.00am] plus the shear impact of a virtual 2 story vertical wall constructed so close to mutual boundary. If carport is to go ahead, can it be "centred" equidistant across width of land?
2. The "Proposed West Elevation" diagram for "Carport" component notes that the degree of "Selected Screening" to be included has the appearance of fully enclosing that wall changing the character from a "carport" to a "garage". That, coupled with proposed double Garage door adds to the concept that this will be a fully enclosed garage not a carport.
3. The degree of screening and the double garage door will cause significant impact to the street scape and ocean and surrounding views for the neighbour and public passing by, in general.
4. The Council's previously approved "carport" at No 55 Plateau Road provides an "in principle template" for those future applications who maybe planning an elevated carport in similar circumstances, in the area. It should be noted that No 55's carport shows no sign of screening on the "upper level" and therefore maintains an "open" appearance.
5. The application appears silent as to any type of new natural screening to soften impact of new rendered brickwork filling- in area below carport deck, on the western side.

We await your response.

Regards  
Mal Graham

53 Plateau Road Avalon Beach  
Mobile 0423021985

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