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**Sent:** 4/10/2019 12:20:40 PM

**Subject:** Application DA2019/0998 - 14 Capua - Submission - FAO Kye Miles

<b>Application No.</b>	<b>DA2019/0998</b>
<b>Address:</b>	<b>Lot 22 DP 219898 14 Capua Place AVALON BEACH</b>
<b>Description:</b>	<b>Construction of a garage and secondary dwelling</b>
<b>Submissions Close:</b>	<b>8 October 2019</b>

Dear Kye,

With apologies for the late submission as I was only advised of this plan yesterday.

As you are on leave today and Monday is a Public Holiday, I have spoken to the duty planning officer today [04.10.2019] with the following points of concern.

I have posted the same submission into the Council's Website / Portal – however I was getting some errors – so with further apologies, if this is mail is unnecessary duplication.

However, I would be very pleased if you could review the following concerns raised by this planning proposal – with respect to access and parking at 16 Capua.

### **1. Easement [ROW] to 16 Capua / Parking**

This easement is the main access to 16 Capua and our car port is adjacent to 14 Capua.

The current property at 14 Capua is built up to the border of the easement, which is the only access driveway for using the car port and parking for 16 Capua.

Driving in and reversing out requires that we drive over the easement border on the opposite embankment.

It is a concern that the proposed retaining wall and steps to the new landscaped area will restrict parking access to 16 Capua.

Currently, access is difficult but we can park a large size vehicle / ute in this car port - I would expect to be able to keep this access.

[Could you also please confirm that there is no further work to be done on the side of the house adjacent to our parking, where a side deck was added a few years back.]

Additionally could you please confirm that the proposed retaining wall and steps will not impact access to 16 Capua for any trade vehicles or emergency vehicles.

As advised the easement track is narrow and all large vehicle would overhang the easement when they access 16 Capua.

It is a concern that trade / emergency vehicle access would not be possible if a retaining wall was put up immediately against this easement along the length of the current property [14 Capua]

### **2. Impact on Access to 16 Capua during Build.**

As advised this easement is the main access to 16 Capua for parking and for access for all other vehicles [trade / emergency].

Could you please advise what conditions are in place to ensure that this easement is not blocked and that there are no restrictions to vehicle access to 16 Capua during the build

Note: I have been advised by the duty planning officer today [4.10.2019] that there is no impact on access / views from the proposed additional dwelling - which appears to be under the current property. But I would ask you to confirm this when we discuss these main concerns.

with thanks,

Patrick