DEVELOPMENT COMMITTEE MEETING

TUESDAY 19 FEBRUARY 2019

ATTACHMENT TO ITEM DV19.13

LOT 242 (NO.3) HELSON AVENUE, CITY BEACH - PROPOSED PATIO
The Town of Cambridge does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the Town of Cambridge shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.
Development Application Site Photographs

<table>
<thead>
<tr>
<th>Property</th>
<th>Lot 242 (No. 3) Helston Avenue, City Beach</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposal</td>
<td>Patio</td>
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<tr>
<td>DA reference</td>
<td>DA18/0307</td>
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<tr>
<td>Date of photographs</td>
<td>16/01/2019</td>
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Photograph 1: Streetscape Perspective of Subject Site heading south east

Photograph 2: Streetscape Perspective from subject site heading north (Helston Park)

Photograph 3: Streetscape Perspective from subject site heading west
Photograph 4: Streetscape Perspective from subject site heading east towards West Coast Highway
3rd October 2018

To Whom it May Concern,

Please see attached planning application for the proposed skillion patio at 3 Helston Avenue, City Beach.

The patio has reduced setback from the side boundary of 500mm in lieu of 1000mm.

The owner would like this patio so it can give him some protection from the elements when using his outdoor living area.

It won’t affect solar access to the neighbouring properties.

If you require any further information, please do not hesitate to contact me on 9417 1077 or via email sales@abelgroup.com.au

Kind Regards,

Chelsea Faass
Council Approvals – Scheduling – Customer Liaison Officer
Abel Patios

“Your Complete One-Stop Roofing & Patio Company”
✓ Residential  ✓ Commercial  ✓ Industrial
Applicant Justification:

**Photograph 1:** View of existing outdoor living area on subject site looking east

![View of proposed patio roof line from 3 Helston](image)
- This is a lined colour bond roof structure only with no walls
- Approx 50% of the roof is below existing fence
- The remaining will be within the tree line which, being Boxwood Hibiscus, is growing vigorously

**Photograph 2:** Image of existing rear setback area heading south.
Photograph 3: View of eastern side lot boundary heading south east

Photograph 4: View of eastern side lot boundary heading south east showing extent of neighbour's existing pergola roof line.
Photograph 5: Perspective image showing indicative proposed patio roof line in red, image on subject site taken from two storey dwelling balcony

View of proposed patio roof line from 3 Helston
<table>
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<th>Submitter Number</th>
<th>Received</th>
<th>Type of Comment</th>
<th>Comments</th>
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<tbody>
<tr>
<td>1</td>
<td>13/12/2018</td>
<td>Objection</td>
<td>I’ve viewed the plans at the council offices and visited my neighbour’s property to view the proposed site. I object to the patio proposed in the front set back of the adjacent property at 3 Helston Avenue City Beach. Due to the proposed patio's position, bulk and excessive height of 4m, the proposal will directly affect my amenity and devalue my property. In particular the patio will block my northerly view of Helston Park, as well as the light and air flow to the outdoor area on the northern side of my house and affect the enjoyment of my home and entertaining area. Currently the only other view that my property can enjoy is of West Coast Highway and my family and any future families will certainly be happier and gain more enjoyment from the property if they can retain the existing amenity. To clearly show the impact of this proposal I have attached 2 photos taken from the entertaining area at the side of my house looking north over Helston Park and directly over the proposed site for the patio. The lower edge of the horizontal beam of my patio seen in this photo is approximately 3.7m above the ground level of the proposed patio at 3 Helston Avenue so the 4m proposed height will be above the level of my pergola and around the height of my gutters. The existing fence height between the properties in the area of the proposed patio varies from approximately 2.5m to 3m above the ground level of 3 Helston Avenue with the fence height increasing with the slope upward from the park to my house.</td>
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