
Sent: 6/02/2023 5:43:14 PM

Subject: Proposed Development Submission Application no DA2022/2275

Dear Sir,

This document is a written submission by way of objection lodged under Section 4.15 of the EPAA 1979 [the EPA Act] for the Application DA2022/2275

Apologies for the delay in making a submission however we kindly request that our concerns to this development are considered.

We are owners of the neighbouring property , 14A Pacific Road, Palm Beach located diagonally in front of 103 Bynya Road. Currently the surrounding homes in this area are character homes of reasonable scale with well established garden landscapes. Our concerns are these:

1. This proposed development is out of character with the surrounding homes, being another modern rectangular box-like structure with zero architectural appeal and inappropriate streetscape.

2. The scale and bulk of the development is excessive and unnecessary and is visually an over- development of the site as well as having more than the allowed number of storeys.

3. The designs do NOT meet the council regulations building height limits and why build to the maximum or greater than allowed? Why not build something appealing and in keeping with the area?

4. The building does not comply with council building separation requirements to the neighbours boundary , impacting other concerns of noise and privacy on both sides.

5. The unacceptable bulk and scale of this development if approved would set a precedent for other inappropriate developments in the area.

6. The cascading design of living areas to the lower level swimming pool will channel noise directly to the front of the building to neighbouring properties such as 14A Pacific Road and 16 Pacific Road , impacting our rights of peace and enjoyment .

7. We consider the proposed development as being a non compliant building envelope with totally unreasonable and excessive bulk and scale which is inappropriate to the area.

We appreciate your consideration .

Regards

Karen Chapman
14A Pacific Road,
Palm Beach 2108