
Sent: 23/05/2021 6:32:00 PM

Subject: Notice of Proposed Development DA2021/0400 - 111 Bynya Road, Palm Beach

Re: Application No. DA2021/0400 111 Bynya Road, Palm Beach

Dear Thomas

Thank you for your notification letter regarding the recently submitted DA2021/0400 for 111 Bynya Road, Palm Beach.

We would like to draw your attention to the following matters in relation to the proposed development:

General Observation:

There are indications that the existing site is being overdeveloped.

Specific reference is made in the Statement of Environmental Effects Ref D12.10 Landscaped Area - Environmentally Sensitive Land. The required controls necessary to ensure that the residential development maintains a minimum of 60% of the site as landscaped area have not been met by this DA. Further we note that this DA also plans to increase the Existing Impervious Area from 292m² to 408m² which is an increase of almost 40%.

1. B5.8 Stormwater Management:

Stormwater run off issues are a significant concern in this immediate area and we seek assurances that any additional stormwater run off arising from this new development can be properly managed without negatively impacting our property.

Given the scale of the proposed development, we have closely examined the proposed stormwater design and Stormwater Drainage Plan prepared by Birzulis Associates.

Adequacy of the Existing Stormwater System needs Certification - Birzulis Associates make specific comment that all existing drainage is to be inspected by a registered plumber and certified that it is in good working condition and otherwise allow to rectify and/or replace as necessary. We think this is an important requirement given that we have previously experienced stormwater run off from 111 Bynya Road through the perimeter wall and onto our property which indicates the existing Stormwater system may not be in good working condition.

Proposed Stormwater Design - it is not clear in the new DA whether the inclusion of the proposed level spreader system including a new stormwater pit (600mm x 600mm) really has the capacity to handle the additional stormwater run off arising from the increased Impervious Area (from 292m² to 408m²).

We also note Birzulis Associates Drawing C-1-GF-30 indicates that the Stormwater Design is a concept plan only and not suitable for construction and should be adapted by the builder to ensure adequate performance.

We would appreciate further clarity and assurances that the Existing Stormwater System and Proposed Stormwater Design/Concept are "fit for purpose" with respect to effective Stormwater Management and its impact on our property.

2. C1.5 Visual Privacy:

The proposed re-positioning of the upper level master bedroom and balcony will directly overlook our rear entertaining area which is of concern unless there is continued provision for adequate screening between the properties to protect our privacy.

3. C1.6 Acoustics:

The plans indicate that the existing pool pump room is to be replaced. The pump room is directly adjacent to our own pool deck and recreational area. We request confirmation that there will be no additional noise pollution arising from the new pump room/equipment which would negatively impact our enjoyment of our recreational space.

We look forward to hearing further from you on the above mentioned issues and may be contacted by email or by mobile on 0414 257 640.

Yours sincerely

Ian and Shonagh Thatcher

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