
Sent: 25/05/2021 11:47:54 AM

Subject: DA2021/0400 - Lot 2 DP 233128 111 Bynya Road, Palm Beach

Attention: Thomas Prosser

Dear Thomas

We are writing in response to the notice of proposed development received for the above DA.

Inadequacy of landscaped area and increase of impervious area

We are concerned that the development controls requiring a minimum of 60% landscaped area will be breached by the proposed development and that the existing impervious area will be increased from 292 square metres to 408 square metres, being an increase of nearly 40%.

Stormwater

In this area of Palm Beach, stormwater is a significant concern. There are current problems with stormwater run-off which, in our opinion, will only be increased by the development.

We are not satisfied from the documents supporting the application, including Birzulis Associates' Stormwater Drainage Plan, that the additional stormwater run-off will not adversely affect our property. We are concerned that the proposed level spreader system will spread stormwater to the properties below 111 Bynya Road including our own.

Please contact me should any clarification of these issues/objections assist.

Kind regards

Ross Nicholas – 0409 606 127 – ross@costsplus.com.au

For Richard Nicholas, Sally McCorquodale & Ross Nicholas
30 Pacific Road
Palm Beach NSW 2108