
Sent: 25/05/2021 5:04:26 PM
Subject: Online Submission

25/05/2021

MRS Monique Boffa
100 Bynya RD
Palm Beach NSW 2108
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RE: DA2021/0400 - 111 Bynya Road PALM BEACH NSW 2108

25 May 2021

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

Dear Thomas,

We did not receive a notification letter regarding the recently submitted DA2021/0400 for 111 Bynya Road, Palm Beach, however, we have reviewed the proposed plans on the Council website and as owners and permanent residents of 100 Bynya Road, located opposite the proposed renovations, we wish to submit objections to various aspects of the DA.

These are consistent with our objections to the previous DA (DA2020/1333) that was lodged on 27 October 2020 and then withdrawn on 25 February 2021. Whilst the new additional level has shifted to the right of the building (looking from the street) it is still obstructing our view and we believe too high.

Could you please advise if you have certification that the height poles are the correct height for the proposed ridge line.

OBJECTION OUTLINE

- SIGNIFICANT LOSS OF VIEW

The proposed additions to 111 Bynya Rd greatly impact our water views and will significantly devalue our property. As you are aware, property value in Palm Beach and is directly related to the amount of visible water. The loss of any visible water, as proposed in the development, is of great concern to us and will have a negative economic impact on our property and ourselves.

Our family enjoys much time outside on our front lawn and on our deck, watching the boats as they pass by (directly in front of 111 Bynya Rd) and this visual will be lost if the roofline of the proposed development is not changed.

- STREETSCAPE AND HERITAGE

We do not consider the proposed design to be consistent with the current and desired future character of the locality.

The existing dwelling at 111 Bynya Road presents to the road as a traditional hipped roof, single storey building, with a built form, height, and design in keeping with most other houses in the vicinity on the north side of Bynya Road.

The proposed dwelling extends beyond the permissible building envelope and is not keeping with the current streetscape. We have previously requested a review of 109 Bynya Rd in relation to the current planning restrictions so it is not used as a precedent for this or any further development that will greatly impact the streetscape. We would like to request this again as we do not believe this was undertaken.

- STORMWATER MANAGEMENT, EASEMENTS AND WATER COURSES

The increased bulk and built form of the proposed dwelling will naturally lead to increased surface water run-off, and as requested when we responded to the previous DA for 111 Bynya Rd, we would like clarification on how this will be managed. The stormwater drainage plan prepared by Birzulis Associates says that the existing drainage is to be inspected by a registered plumber and certified, and the plan can be adapted by the builder. Has this occurred and what impact does this have on the DA?

We look forward to hearing further from you regarding the issues above.

Regards,
Monique and Nathan Boffa
100 Bynya Rd
Palm Beach