
From: Lindall & Sean West
Sent: 18/08/2022 2:56:30 PM
To: Council Northernbeaches Mailbox
Subject: Re: DA2022/1129 - Lot 23 DP572887 123 Bynya Road Palm Beach
Attachments: DA20221129 v2.docx;

Please find an updated objection letter. Can you please include this one.
Regards

Lindall West

On 12/8/22 4:15 pm, Lindall & Sean West wrote:

> Please find attached a letter relating to the proposed development at
> DA2022/1129 - Lot 23 DP572887 123 Bynya Road Palm Beach.
>
> Regards
>
> Lindall West
>

18 August 2022

Attention: Claire Ryan
Responsible Officer
Northern Beaches Council
c/- council@northernbeaches.nsw.gov.au

Dear Claire,

Re: DA2022/1129 - Lot 23 DP 572887, 123 Bynya Road PALM BEACH NSW 2108

I previously submitted an objection (dated 11 August), however please replace it with this updated version.

I have recently signed a contract to purchase 40 Pacific Road, Palm Beach NSW 2108, with settlement occurring on 31 August 2022. I was made aware of the development proposal from the current owners of the property and as the impending owner, I would like to lodge an objection to a number of aspects related to this application.

Fire Pit

The installation of a fire pit in the proposed location will be right next to the kitchen and outdoor deck area of 40 Pacific Road. I am concerned that the installation of the fire pit will have an impact on the air quality and therefore usage of both the deck and the kitchen area. I would like the owners to consider alternative heating arrangements that do not impinge on our entertainment area.

Pergola above the Day Bed

There is a proposed pergola above the day bed on the southern side of the property near the pool. The shadow diagrams show a considerable shadow line from this structure in the 3pm image. It is also not clear from the drawings what the height of this structure is. Can we please get further clarity on the height, proposed building materials and whether this will encroach on our view (the Statement of Environment Effects states in section C1.3 Views that "Upon review of the plans and the context of the subject site, the proposed works are unlikely to result in any impacts to existing views"). I seek confirmation that this structure does not in any way impact views.

Drainage

Given that the Landscaped Area does not meet the Council's regulations, have additional drainage points been considered, especially as the area has had its height increased? I am especially concerned about what this might do as I expect many parts of the new yard will be at the same height as our yard. Currently this garden area is well below ours.

Tree Height

In the plans, there is a planned tree planting, and the indication is that it may grow to a height of around 8 metres. Given the position of the tree on the yard of 123 Bynya, there is a possibility that it may obstruct views. As a result, I would like to request that it is either moved to another location on the property (where it will not obstruct our views) or an alternative species be selected that does not get to a height where it will impede views.

I look forward to your consideration of these matters.

Yours sincerely

Lindall West
18C Morella Road
Mosman NSW 2088