

Submission on

DA Plans for 44 Bynya Road, Palm Beach NSW 2108

Attention: Chris Nguyen, Development Assessment Planner
Northern Beaches Council
DA Plan: DA N03080/16

Dear Chris,

Further to previous emails and conversation we are submitting our observations on the DA Plans for our neighbour at 44 Bynya Road, Palm Beach, NSW 2108.

We are focussing our comments/observations on 5 technical points rather than more subjective/emotional points.

1. Site Coverage

From the plans submitted there is concern of the overall site coverage of the plans submitted and suggest that the site coverage/open space calculations are examined in more detail. There is also concern of the extent of provision of permeable landscape area.

2. Height/Set Back Controls – South West Corner

There is concern over the height and bulk of the total submitted plans and especially the in the south-west corner/great room and staircase. It would be useful to have the 'height/set back' controls drawn/shown on for this portion of the project, both in elevation and section. It would be useful to also understand the extent of height compliance above the nominal 10m.

3. Set Back from Bynya Road Reserve

It's noted that the plans show building into the set back from Bynya Road Reserve.

4. Bedroom Over the Garage

There is concern over plans to create a habitable space over the new garage, especially as the habitable space is within the prescribed building set-back area from the road reserve. We're unaware of actual habitable spaces/bedrooms being approved virtually on the site boundary/road reserve. Other developments, recently on Bynya Road, appear to have solved arrival/drives onto properties in a different way, i.e.: arriving at road level.

5. Landscaping & Retention of Trees

The location and changes to the current drive are resulting in the removal of trees. One is actually in the Council road reserve. It's unlikely that the tree on the boundary between 42 & 44 Bynya Road would survive the proposed excavation/building works. It's also noted the provision of substantial new landscaping material when the 2 major trees are removed.

We suggest that the above 5 technical points need addressing as part of the compliance checklist when the application is assessed.

We would like to request a **meeting** with yourself at a convenient time and look forward to hearing from you.

Thanks and regards,

Andrew Martin

42 Bynya Road

Palm Beach

NSW 2108

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