

This DA Submission Form must be completed and attached to your submission.

DA No: N0380/16

The Interim General Manager
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

(Fax No: 9970 1200)



Name R & N RISTUCCIA

Address 46 BYNYA ROAD

PALM BEACH NSW 2108

Phone M: 0408 72 00 55

Date 15/9/2016.

Proposed Development: Alterations and additions to an existing dwelling house

At: 44 BYNYA ROAD PALM BEACH NSW 2108

I have inspected the DA plans and related documents. I have considered them in the context of the relevant planning instruments or policies.

☒ Yes ☐ No

I am willing to provide expert reports to supplement my comments should a conflict in opinion arise.

☒ Yes ☐ No

I am willing to provide evidence to the Land and Environment Court if the application is appealed.

☒ Yes ☐ No

In the interests of public transparency please note that your submission in its entirety will be available to the applicant or other interested persons on request and will also be made available on Council's internet site through Council's transparent Development Application Tracking process. You are encouraged, as is the applicant, to discuss with each other any matters that may be of concern.

COMMENTS: (You may use the space provided or attach a separate document).

1. CORRESPONDENCE DATED 15 SEPTEMBER 2016 ATTACHED

2. INDEPENDANT EXPERT'S REPORT TO BE LODGED 19 SEPTEMBER 2016.

Name: RAY RISTUCCIA

Signature: 

Date: 15/9/2016.

Disclosure of Political Donations and Gifts (sec 147 EP&A Act 1979):

Please read the information concerning political donations and gifts disclosure available at www.pittwater.nsw.gov.au/political and, if relevant, tick the box below and provide details of the donation or gift on the disclosure statement available on Council's website:

I have made a political gift or donation

☐

R & N Ristuccia
46 Bynya Road
Palm Beach NSW 2108
M: 0408 72 00 55

15 September 2016

Northern Beaches Council
Village Park / 1 Park Street
Mona Vale NSW 2013

RE: DA NO: NO380/16 – 44 BYNYA ROAD PALM BEACH NSW 2108

We have received the DA application for alterations and additions at 44 Bynya Road Palm Beach. We live next door to 44 Bynya Road. The proposed plans detail an additional level on the existing two storey home with a flat roof. In our view, the height of the additional level as well as the height of the pitch roof will raise the height to a potential 4 level house with a flat roof. This will have the effect of blocking western water views from Bynya Road and houses located on the opposite side of 44 Bynya Road. In this respect we believe the plans should be modified with a reduced height and a flat roof to lessen the visual impact of bulk and scale.

We have engaged the services of an independent expert to review the DA plans and comment with respect to our dwelling. In view of the shortage of time to respond, the independent expert has advised they will submit the results of their findings on Monday 19 September 2016.

Trust our request is in accordance with Council's guidelines.

Yours faithfully

A handwritten signature in black ink, appearing to be 'R & N Ristuccia', with a long horizontal stroke extending to the right.

R & N Ristuccia