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**Sent:** 19/10/2022 5:19:24 PM  
**Subject:** 26 Ralston Rd - Mod2022/0518 to DA 2020/0096 Attention Adam Susko  
**Attachments:** Submission 26 Ralston Rd PDF.pdf;

Please see the attached submission regarding the proposed modifications to this DA

Regards

Therese Burke  
24 Ralston Rd Palm Beach

24 Ralston Rd  
Palm Beach NSW 2108

Adam Susko,  
Northern Beaches Council,  
PO Box 82,  
Manly NSW 1655

Dear Sir

**Mod2022/0518 to DA 2020/0096 - 26 Ralston Rd Palm Beach**

I am writing in response to the proposed modification to the Development Consent for the above property lodged by Crawford Architects Pty Ltd.

I live at 24 Ralston Rd next to Lot 5 in Section 10 of DP 14048.

My home is a newly constructed 2 story home with an upstairs living area surrounded by a terrace to the North and West. I have a large window to the west of the living area and a courtyard to the south of the living area, both of which look west to capture Pittwater views. The floor level of my first floor is RL108.0.

I also have a downstairs living area located behind the garage, on the western side of the house, with a large west facing window the bottom sill of which is at RL105.24.

The proposed modifications to the Development Consent proposed which are relevant to my property are:

1. Deletion of Condition 18 of DA2020/0096 required the following amendments to the Approved Plans:

*The proposed roof parapet to the east of the roof terrace of Lot 5 is to be reduced in height by 450mm.*

2. Increase to the floor levels of Lot 5 as follows:

	Approved (RL)	Proposed (RL)	+/-
<b>Garage</b>	99.00	99.00	-
<b>Ground</b>	101.85	101.85	-
<b>First</b>	104.55	104.85	+0.30m
<b>Roof</b>	107.40	107.85	+0.45m
<b>Parapet</b>	107.85*	108.30	+0.45m

The combined effect of these two modifications will be to increase the overall height of the building on Lot 5 by 0.9 metres, from 107.40 to 108.30.

This increase will negatively impact my property in the following ways:

- I am already concerned about the overshadowing of our property by the lot 5 house and the reduction in light into our downstairs living room. This will be exacerbated by any increase in the height of the building. Under the approved DA from our ground level (of RL103.2 on that side of the block) we will be looking at a 4.2 metre high, 15 metre long concrete wall, (being the eastern side of the new dwelling). If the amendments are allowed it will be 5.1 metres high, resulting in additional overshadowing.
- I suspect that the level 1 Eastern windows of the lot 5 house will look straight into our downstairs living room, but can't be sure as our property isn't accurately drawn on the plans.
- The increase of 0.9 metres in the overall height of the lot 5 house will mean that instead of looking from my upstairs living area and courtyard over the roof of the two new dwellings and out to Pittwater to the West, I will be looking straight at the parapet and roof of Lot 5. If the modifications are allowed the increased height will block my existing Western views and negatively impact the outlook from my main living area. It will also make it possible for people standing on the roof terrace of the Lot 5 house to look into our living room and courtyard. Both of these outcomes are unacceptable to me.

For the reasons set out above I submit that the modifications proposed should not be allowed.

I suggest that if additional ceiling height for these dwellings is required a deeper excavation of the garage, as well as a reduced floor void can achieve this. Each dwelling already exceeds council's building envelope requirements, and there is no justification for the additional height.

Yours sincerely

Therese Burke