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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 11/06/2025 10:06:46 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

11/06/2025

DR Andrew Christie  
- 76 Pacific RD  
Palm Beach NSW 2108  
[REDACTED]

**RE: DA2025/0545 - 31 Ralston Road PALM BEACH NSW 2108**

Dear council officer,

I draw your attention to the following issues.

1 .The development extends beyond the existing building alignment of the adjacent homes ,in particular 33 Ralston Rd Palm Beach

2 . As a result (of the new alignment and the inclination of the land )the development grossly increases the loss of my privacy.

It should be noted that I am unable to mitigate the loss of privacy due to covenant restrictions as to how high trees are permitted to be grown on my property .

The applicant and previous owners have removed numerous trees which has exacerbated this loss

3.The landscaping plan fails to adequately address this issue.

4.As noted in the council engineer's report ,the control of stormwater has not been adequately addressed.

This is of paramount concern to both 74 and 76 Pacific Rd Palm Beach as the stormwater runoff during recent storms has been extensive ,causing land erosion to both properties .

All of these issues should be resolved prior to council approval of this development application .

Yours sincerely,  
Andrew Christie

Sent from my iPhone