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# revised statement of environmental effects

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Proposed New Dwellings, Garages, Pools + Landscape

26 Ralston Road, Palm Beach NSW - Lots 4 + 5

may 2020

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Lots 4 + 5  
for  
Tony + Georgina Nassif

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# Summary of Changes + Responses



• This Revised Development Application is as a result of communication received from Council in April 2020.

In particular the following issues have been addressed:

1. Height of Buildings

- The original DA Submission identified the ‘Lantern’ on Lot 4 + Lot 5.

Response:

The “Lantern” structures on Lot 4 and Lot 5 have been DELETED

2. View Sharing by Neighbours

- Council believes that the ‘Roof Lanterns’ on both Lot 5 + Lot 4 impact on the neighbours immediately behind.

Response:

The “Lantern” structures on Lot 4 and Lot 5 have been DELETED

3. Shadows

- Council has requested that the shadow studies be modified to include the building at the rear (refer revised survey)

Response:

Additional Survey data has been provided and a new set of Shadow Studies has been undertaken.

4. Visual Privacy

- Issues of Visual Privacy were identified.

Response:

Roof Terraces have been reduced in size to both Lots 4 + Lot 5 and are located to the north of the proposed dwellings.

The swimming pool and pool terrace to Lot 4 has been moved to the East of the site.

5. Lot 5 Driveway, Garage + Pool

- Council has requested that the Driveway be moved to the West to the Boundary with Lot 4.
- Council has also requested that the Garage + Pool should be moved INTO the site (away from the road)

Response:

The Driveway to Lot 4 + Lot 5 is now a shared driveway

The proposed Garage to Lot 5 is now located underground.

The Pool to Lot 5 has also been re-located further into the site.

6. Survey Details

- Council has requested that ADDITIONAL survey information is required to identify the changes of level between 26 and 28 Ralston Road.

Response:

Additional survey data has been provided and acted upon

7. Landscape Details

- Council has requested additional information on the proposed Landscape Design.

Response:

A revised Landscape Plan has been provided and now includes species selection, quantities and size.

8. Basement + Roof Terrace + Heights

- Council requests that the Basement areas to Lot 4 to be deleted.

Response:

The Basement areas to Lot 4 have been DELETED.

9. Other

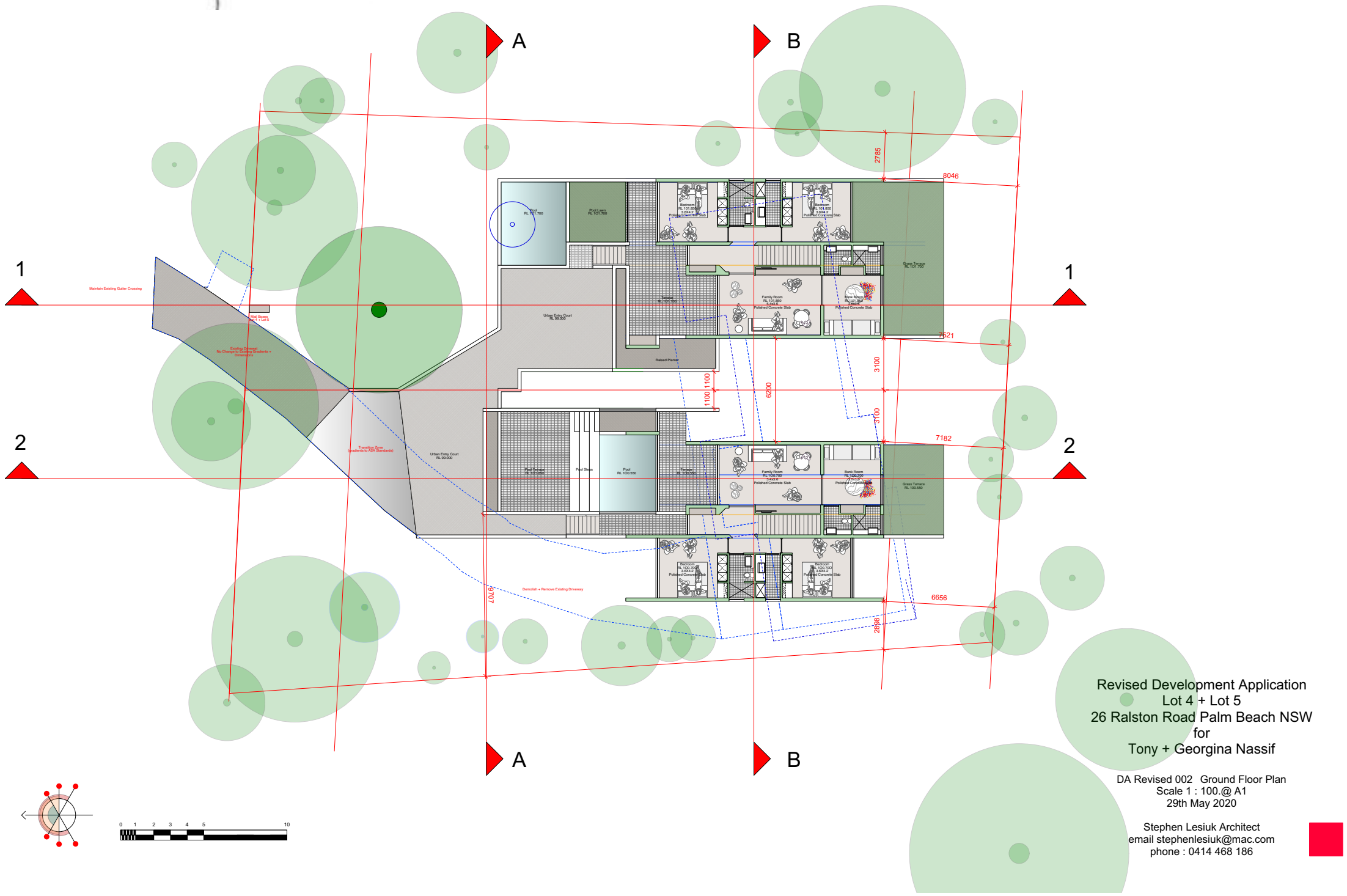
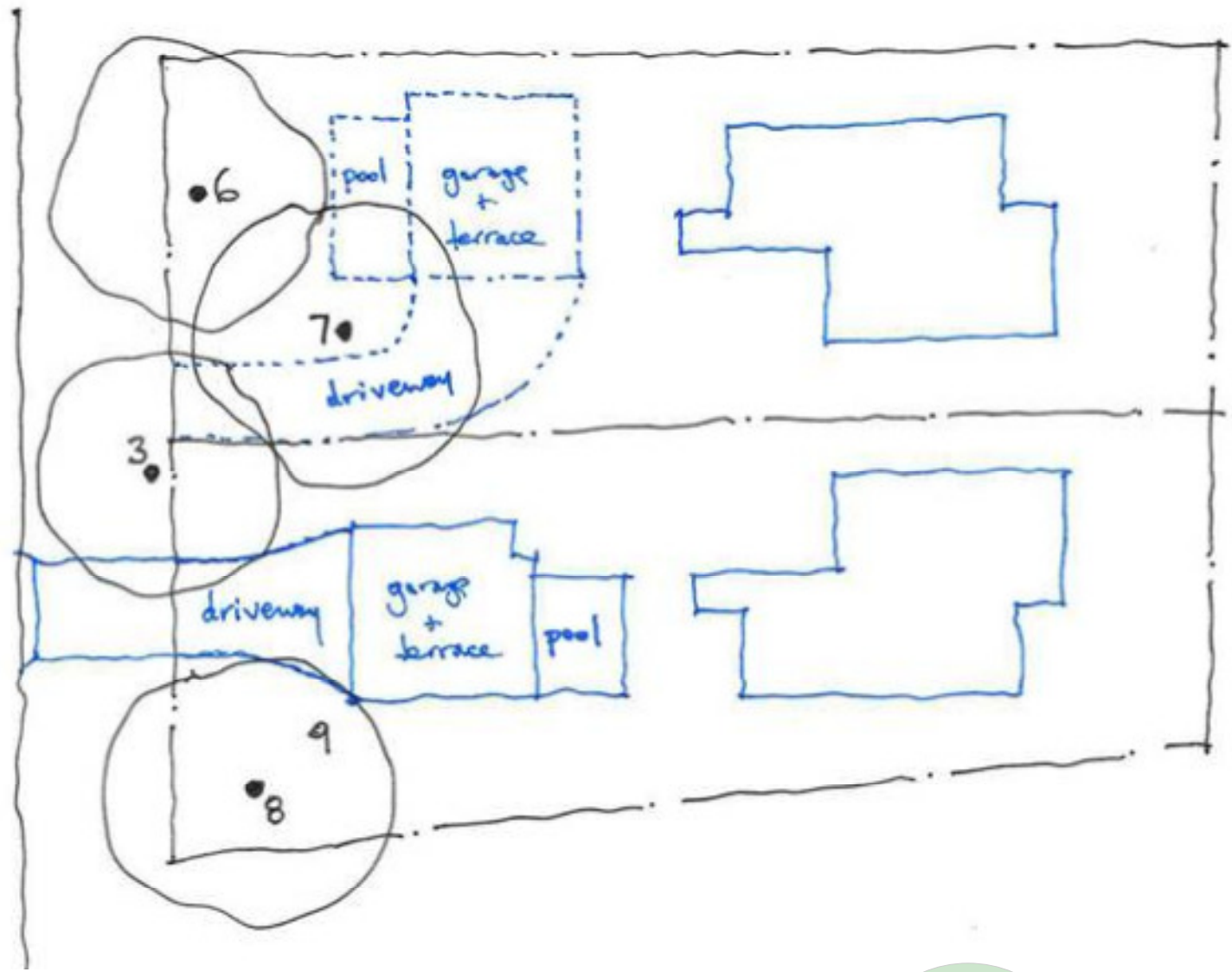
In addition to the amendments noted, the following items have also been addressed:

a) Modification to Roof Design where the ‘overhangs’ have been DELETED and “hoods” for window shading have been located a lower level,

b) The Upper Level Bedrooms have been reduced by 600mm to both Lot 4 and Lot 5 to increase setbacks to side boundaries and to reduce the overall bulk and scale of the proposed development.

c) The re-configuration of the Driveway and Garages to both Lot 4 and Lot 5 now affords opportunity to retain the existing trees to Ralston Road.

Dr. Stephen Lesiuk  
May 2020.



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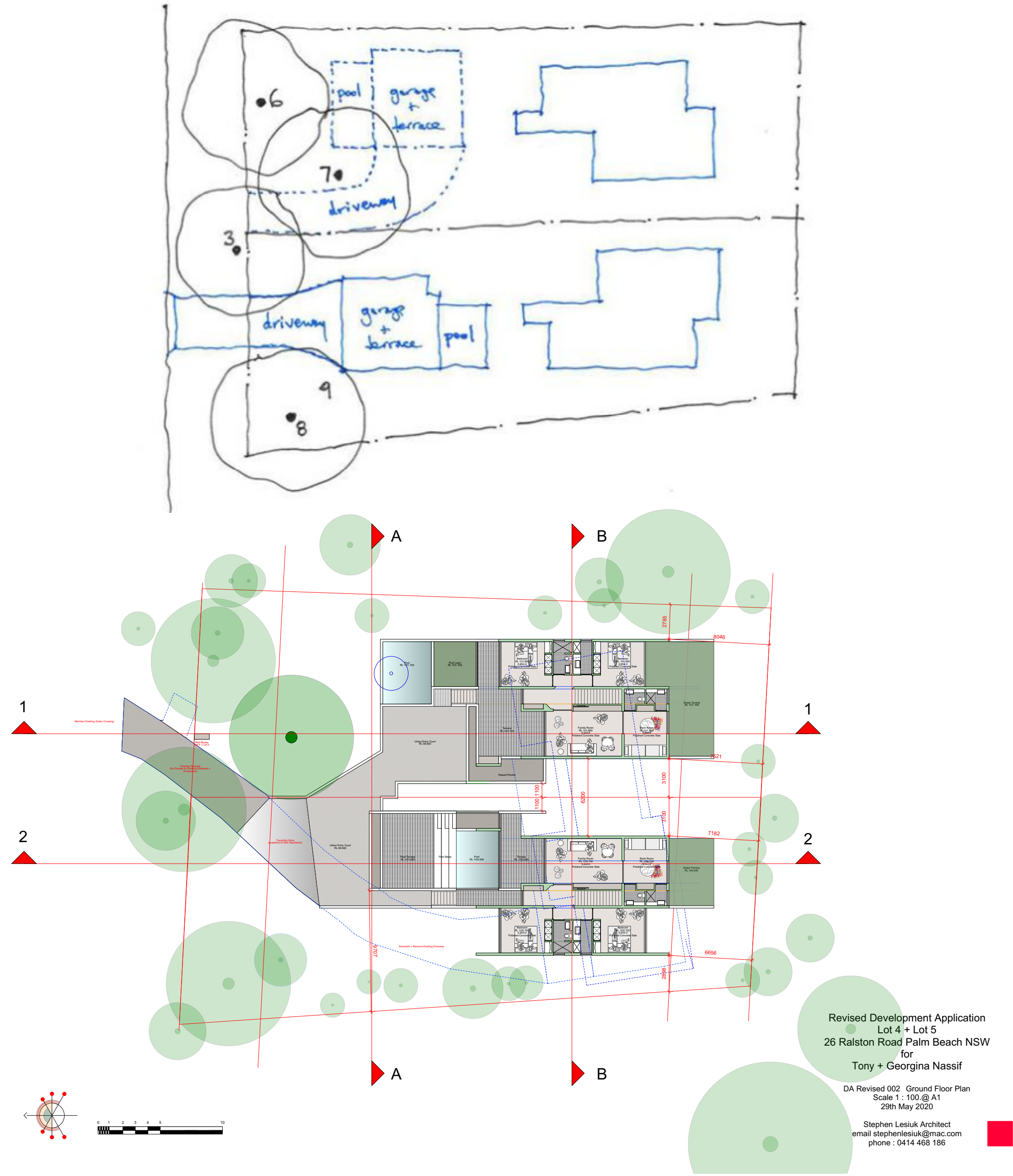
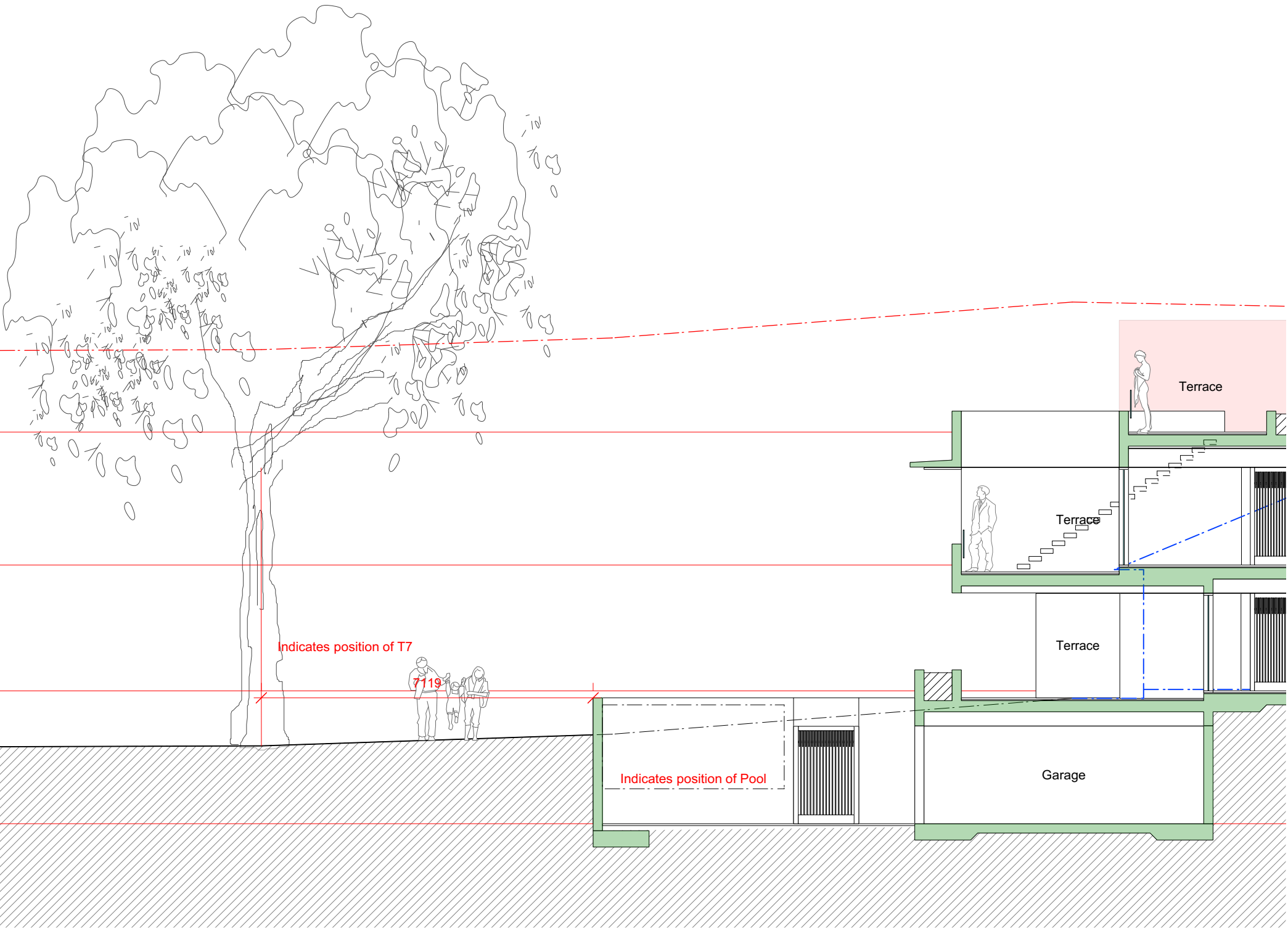
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# Impact on Trees to Ralston Road



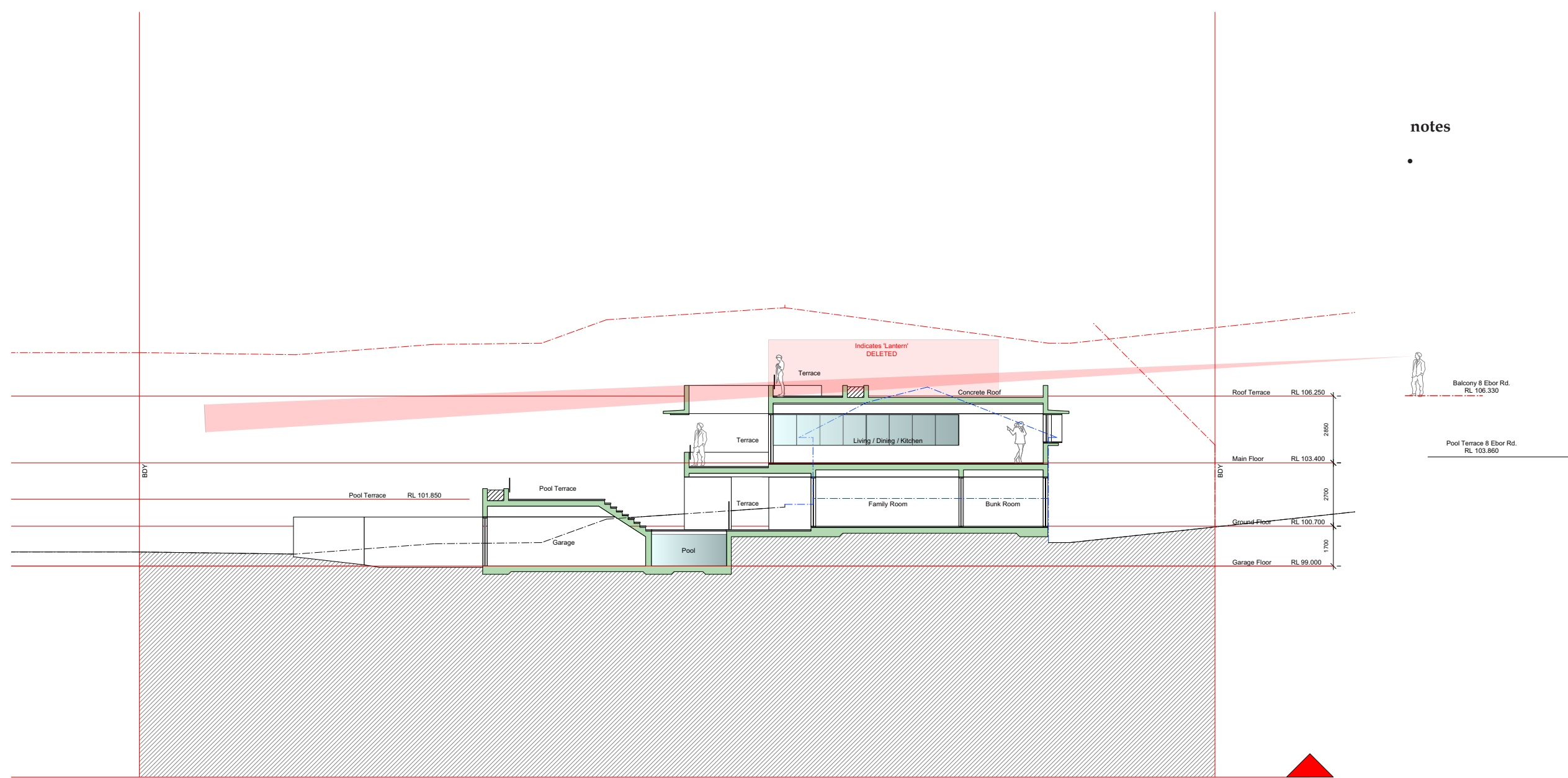
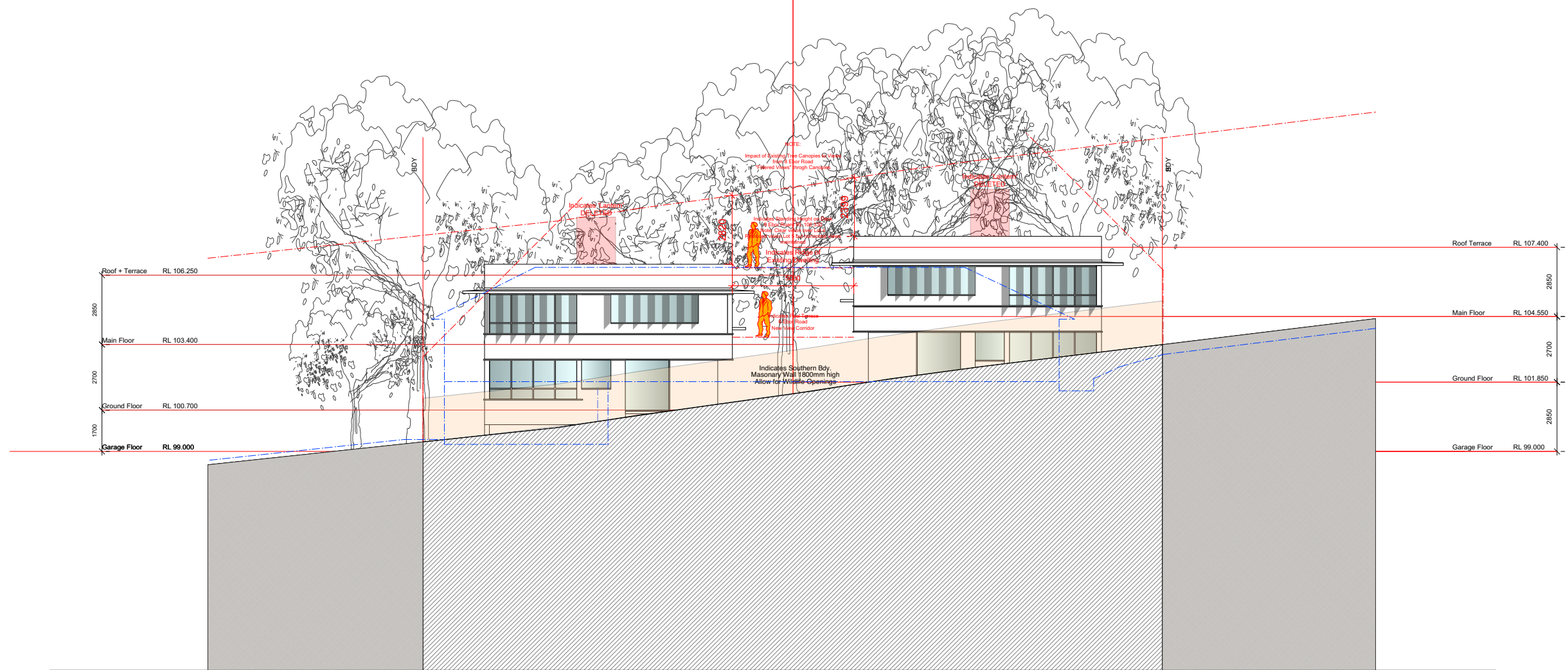
- The revised Development Application utilizes the existing gutter crossing and driveway to BOTH properties as a means to retain existing trees to Ralston Road.
- There are NO impacts to trees aligned with Lot 4.
- Concern has been raised by the Arborist with respect to Tree 7 and the excavation for the car turning area to Lot 5 even though this excavation is over 7 m away from the tree/
- It has been agreed that root investigations and hand excavation be undertaken during construction.
- The revised Site Planning has endeavored to retain ALL significant trees to Ralston Road and the site in general.



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# Impact on Views to 8 Ebor Road



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• The proposed revised Development Application has responded to the concerns of the neighbours at 8 Ebor Road Palm Beach, including;

- 1. The DELETION of the Roof Lanterns to both Lot 4 and Lot 5
- 2. A re-configuration of the roof design to reduce roof overhangs.

• The Deck of 8 Ebor Road has been surveyed and is noted to have a height of RL 106.300.

• The Roof of Lot 4 is set at RL 106.250

• The Roof of Lot 5 is set at RL 107.400

• Even allowing for the 450mm roof parapet, views from the deck are available over Lot 4, but there will be some impacts as a result of Lot 5.

• Even allowing for the roof parapet on Lot 4, the proposed Dwelling on Lot 4 is LOWER than the existing Roof Ridge of 26 Ralston Road.

• The roof parapet on Lot 5 is 1220mm higher than the existing Roof Ridge.

• It should be understood that the existing dwelling on 26 Ralston Road is a single storey dwelling.

• Every effort has been made to keep height impacts to a minimum for both Lots 4 and 5.

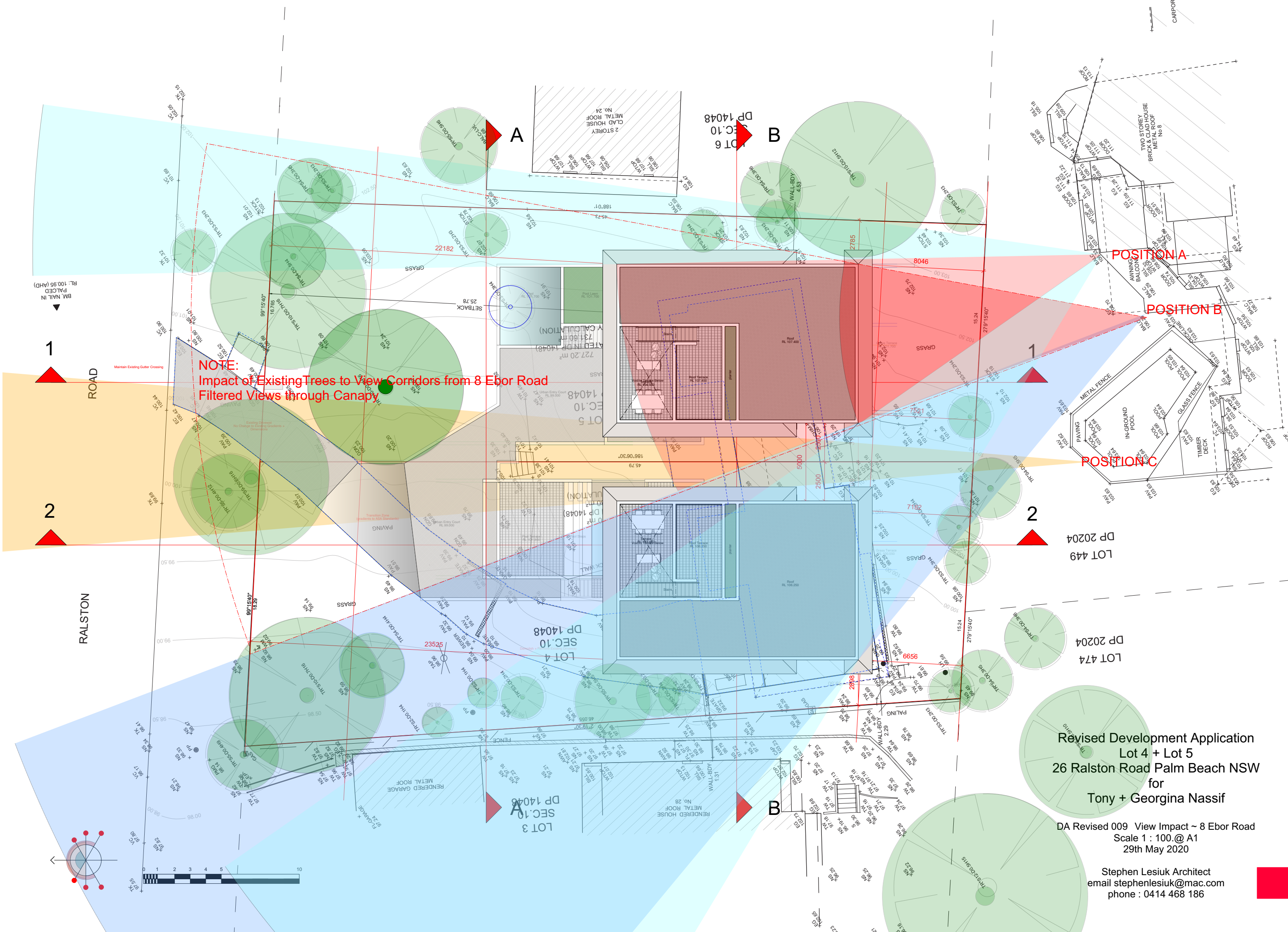
• Floor to Floor Heights between been kept to an absolute minimum;

- Entry Level to Main Level 2700mm for both Lots 4 + 5
- Main Level to Roof Level 2850mm for both Lots 4 +5

• A traditional ‘pitched roof’ was not considered as it would have impacted on height and therefore view corridors.

• Lowering the proposed Dwellings even further into the site would have other implications, and in particular on excavation, driveway gradients.and ultimately on trees.

• It is further noted that with the Demolition of the Existing Dwelling, a NEW View Corridor is provided from the Pool Deck of 8 Ebor Road.



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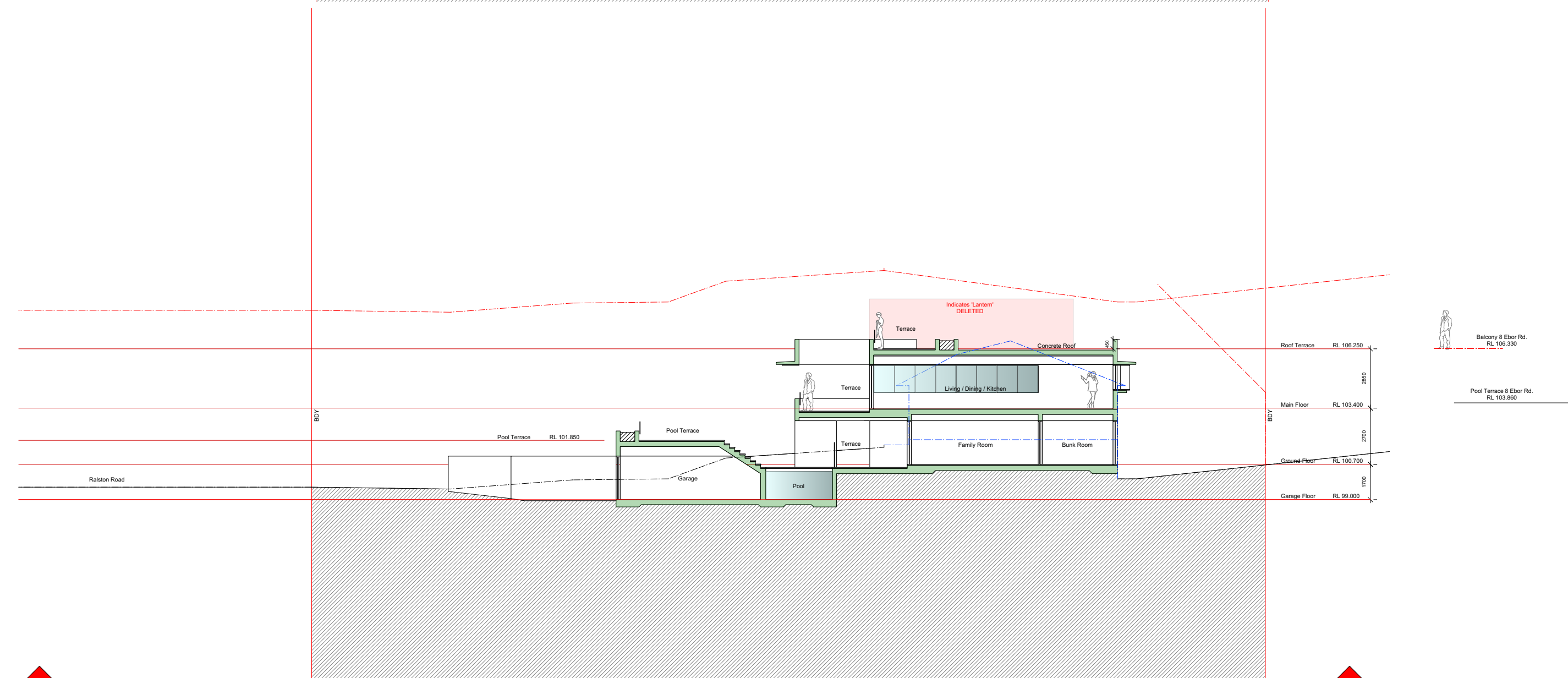
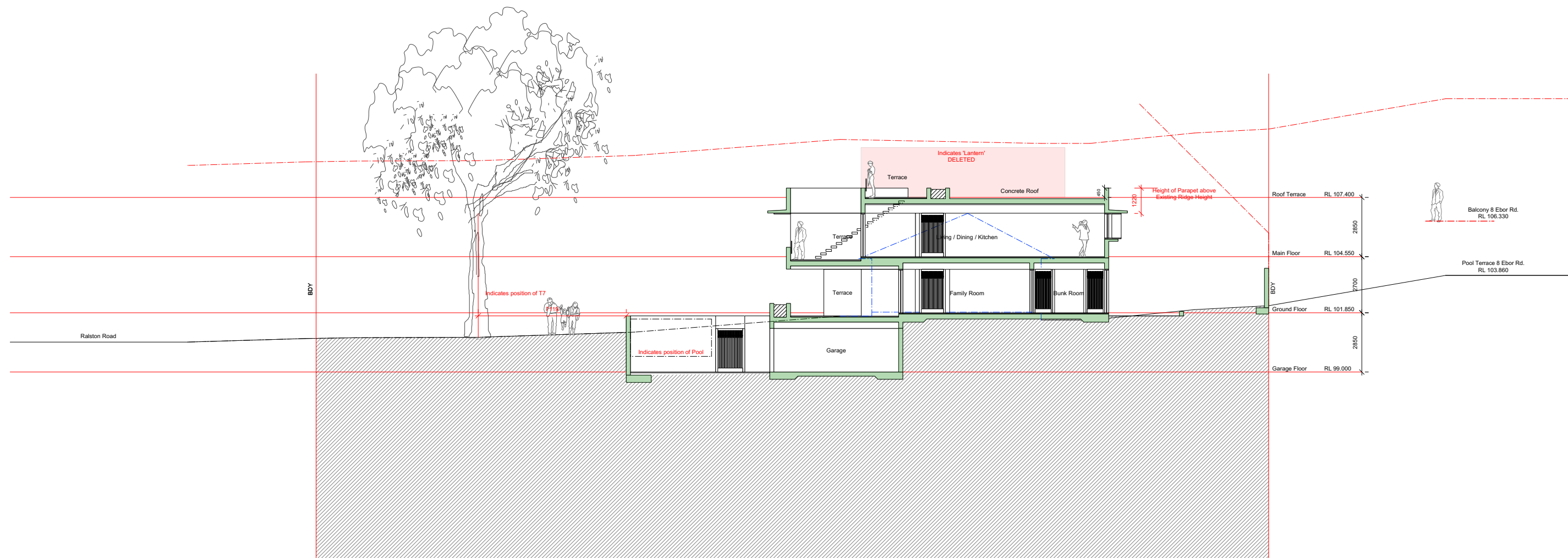
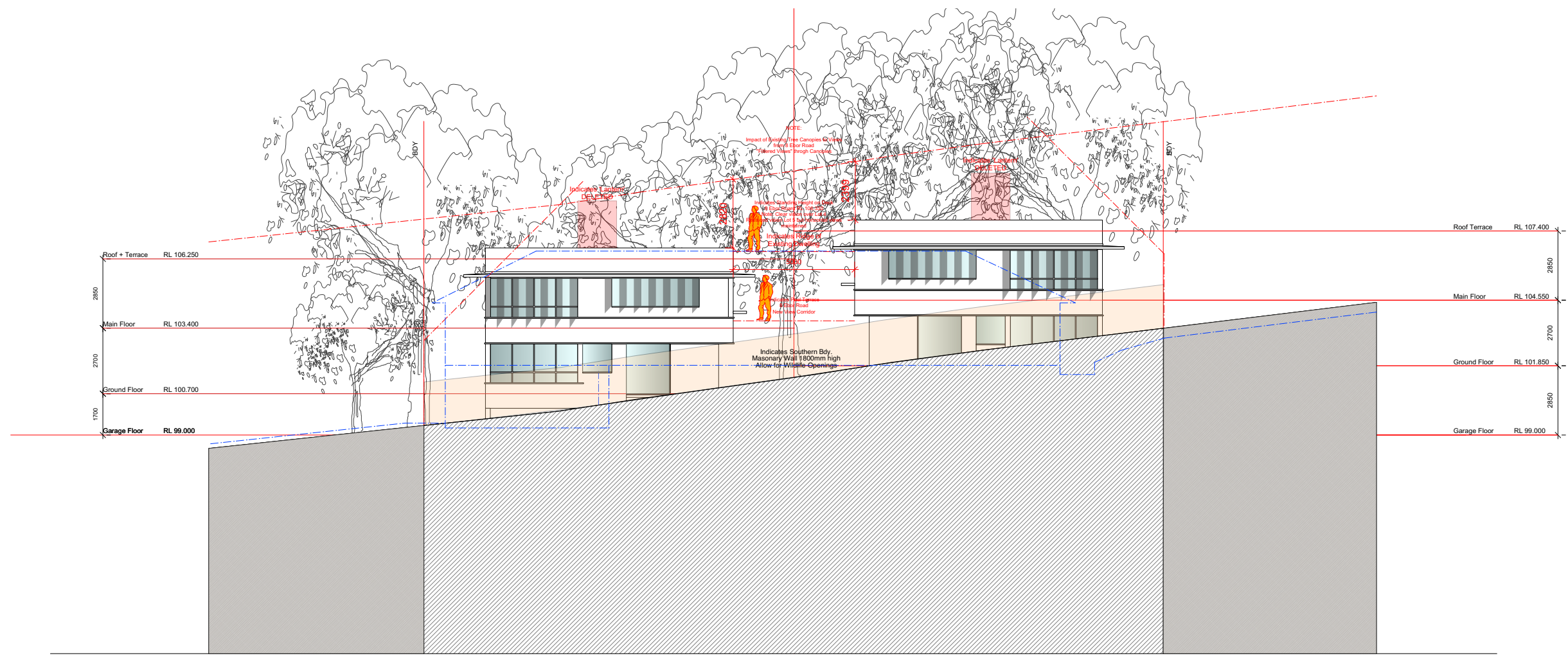
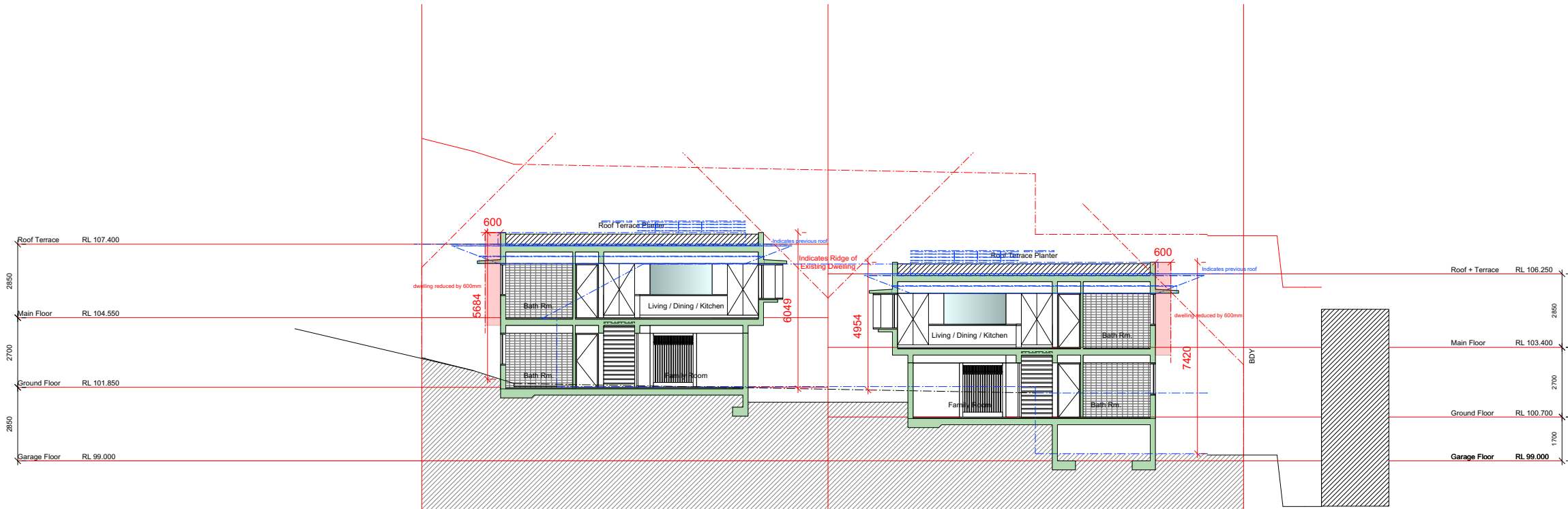
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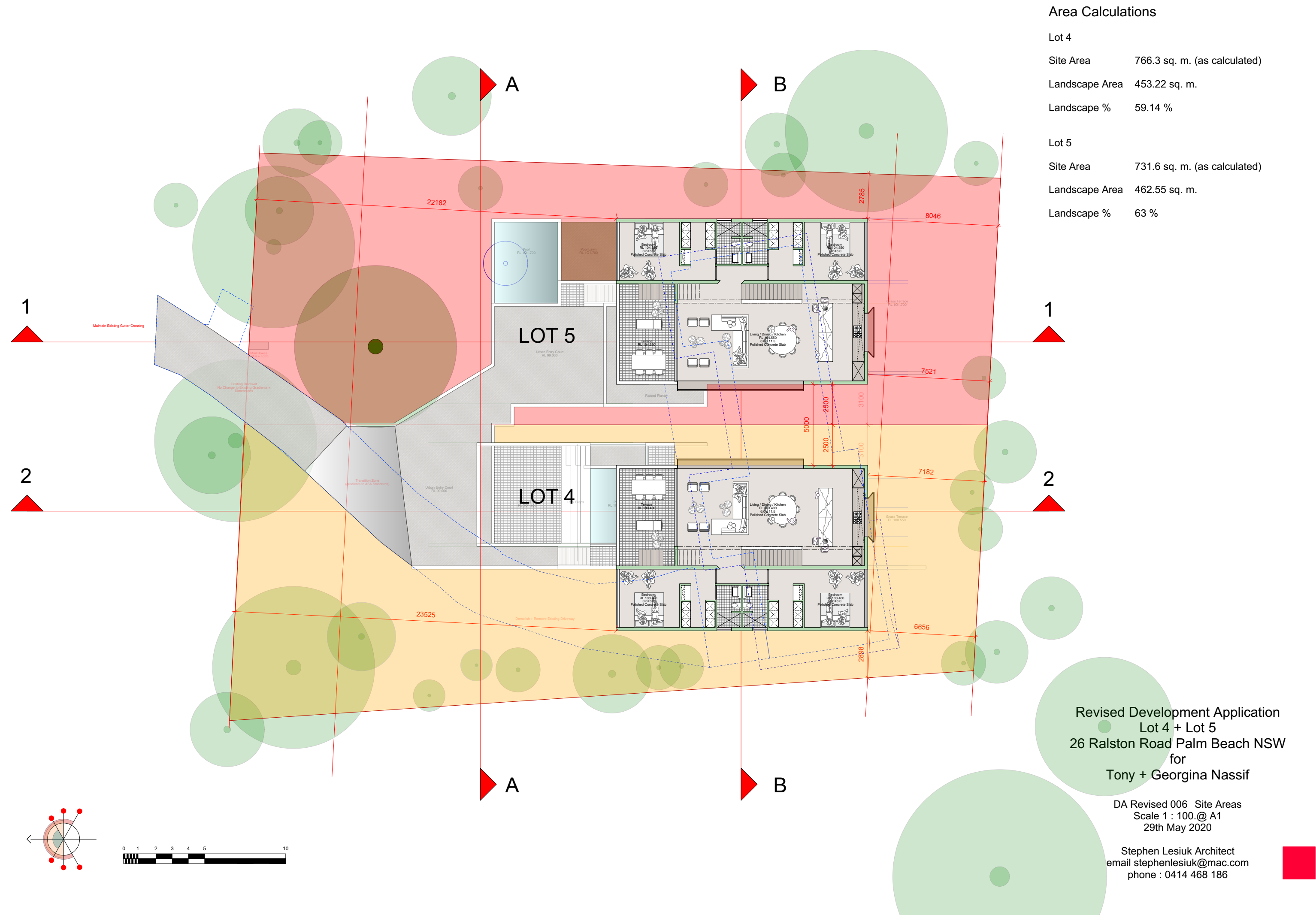


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