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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

23/06/2025

MR Steve Thomas
29 Ralston Rd RD
Palm Beach NSW 2108
[REDACTED]

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

To: The Assessor
CC: Greg Boston [REDACTED]

Re: DA2025/0545 for 31 Ralston Road, Palm Beach 2108

Subject: Objection to Development Application

Dear Sir/Madam,

We wish to raise the following concerns

1. Privacy Concerns - Bed 3 Balcony (First Floor, East Facing)

The proposed balcony to Bedroom 3 (level 1, front bedroom) on the first floor appears to have an unobstructed line of sight directly into our kitchen, entryway and downstairs bathroom. To mitigate privacy impacts, we strongly request that a fixed privacy screen be installed along the eastern elevation of this balcony. This would provide a simple and effective solution to preserve the privacy of both properties.

2. Rear First Floor Balcony - Encroachment and Impact on Outdoor Living Area

We are concerned by the close proximity of bedroom 2 (level 1) and its adjoining balcony, to our main north facing outdoor entertaining area.

The relevant RL's result in the proposed balcony being located at approximate standing height (ie 1.8m) from our rear deck / outdoor meals area, making it uncomfortable for both sides to utilize the subject spaces at the same time.

Given this bedroom has the opportunity to directly connect to a far bigger balcony from the side, we respectfully request a revision to a smaller "Juliet" style arrangement for the North facing balcony, if there is a requirement for aesthetics.

We respectfully request a fixed privacy screen to any balcony that may eventuate in this approximate location.

We trust the Council will consider these concerns as part of its assessment of the DA and encourage a thoughtful design outcome that respects neighbourly privacy, distancing and

natural enjoyment of respective lots.

Thank you for your time and consideration. We would be happy to meet onsite or provide further information if required.

Sincerely

S & C Thomas

29 Ralston Road, Palm Beach