
Sent: 13/03/2020 3:33:14 PM
Subject: Online Submission

13/03/2020

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RE: DA2020/0096 - 26 Ralston Road PALM BEACH NSW 2108

I am currently finalising a submission on behalf of my clients at 28 Ralston Road which will be submitted to Council shortly.

My clients strongly object to the proposal for the following reasons:

the DA is incomplete

the DA has inaccurate information

the proposal exceeds the height limit and no clause 4.6 variation has been submitted

the proposal does not comply with landscaped area

the proposal results in the loss of significant trees from the site without any justification

the landscape plan is unacceptable and is incomplete. there is no certainty what landscape is where on the site

shadow diagrams are unacceptable and shadows will fall onto our clients site

no pre DA discussions were held with our clients and therefore there has been no appreciation of the layout of their site

the design will result in high blank walls along the boundary with my clients home

the design includes elevated structures such as pool terraces which are higher than fence level and will result in overlooking. the pool terrace area is as high as the first floor windows of our clients site.

the moon deck will result in aural privacy issues for surrounding residents and there is no certainty as to the use of these areas and future enclosure/cover or lighting