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Subject: Online Submission

03/09/2019

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RE: DA2019/0864 - 11 Crane Lodge Place PALM BEACH NSW 2108

3 September 2019

Officer : Maxwell Duncan
Northern Beaches Council
1 Park St, Mona Vale
NSW 2103

Object : OBJECTION TO A PROPOSED DEVELOPMENT

Application number : DA2019/0864

Address: Lot 16 DP 31294 11 CRANE LODGE PLACE PALM BEACH

Description : Alterations and additions to a dwelling house

Submitted:13/08/2019

Notification Period :22/08/2019 to 5/09/2019

I , Franck Papin, owner of 12 Crane Lodge Place, Palm Beach would like to express my concerns regarding the recently submitted DA which in fact does not differ significantly from DA2018/1275 {refused} for 11 Crane Lodge Place.

The DA involves an alteration and addition to the existing dwelling.

Following the Geotech report, some excavations will be done to construct the extension to the pool , the deck and stairs area .

I will request a Dilapidation Report which would safe guard my property should any damages occur as a result of the proposed building works and machinery use.

A Shadow Diagram Drawings and elevation allready show the extent of shadows upon my building due to the extension on the East side and the reality will be even more significant.

On the Survey it does not shows clearly encroachment on the RIGHT OF WAY (A) & (B) and the swimming pool on the applicants site plan and the state of it (stalactite}.

I have concerns about setback from the right of way and boundaries , swimming pool , garage ,flower wall , etc.

The pool already encroached on my property (not shown on survey) as also the palling fence which should be the boundary fence (only brush fence mentioned inside my boundary) and it look like it does not respect the normal setback on the council requirements and building code . This pool also encroach on the right of way , as a retaining wall built on the right of way too , so no setback are respected.

The application does not clarify Waste Management Plans for the proposed works. The main

concern here is the location of the waste materials and building material storage area would be.

For the Sediment Control plan, I would like to know what will be happen on site in terms of managing sediment and erosion runoff onto my property.

The new extension of the deck, louvers and roof is very close to the boundary line (setback should be clarify) , I thought a separation between houses if entertaining area as deck , barbeque (nb11) and habitable room in fact my dinning area (nb 12) was 9 meters , it seems to be around 3 meters on the plan.

No more privacy as louvres would be install , not acoustic , facing directly on my dinning area and ironic as this neighbours complained for windows which the Council asked me to remove for my new extension as it was deemed too close to the neighbour's.

This extension would warrant the same result or even worst for both properties.

10 meters of louvers would take all my privacy from lounge ,dinning room plus kitchen and part of my garden.

My property would lose water and green views of Pittwater , restrict private amenities , and this is something I would never get back and enjoyed everyday like at the present time.

The extension of the swimming pool deck area already on my block and with the excavation required will for sure undermine the palling fence (not shown on plan) and the brush fence on my property.

It will likely create damage plus possibly a listed protected species of palm tree on my block (less than 300 mm from the fence) could suffer.

A set back (900 mm as it seems to be a wall to retain soil and slope) could be necessary all along the fence to avoid any damage and would be in accordance with wall construction and boundaries.

Also the privacy swimming pool screen should be on nb 11 property and not be used and replace the palling fence which divide both property.

From garage level to new roof line show .

Garage level at 35.94

Entry level at 40.98

First level at 44.74

Second level at 46.36 (entertaining deck)

Roof existing level at 50.32

It will be hard to miss it from the street

The grass in front of the number 11 is on my tittle as also a part of the road , so it should not be use as carpark or storage facilities and consider as part of their gren area for the public as express on this rept.

I need to keep the vehicular access to my property free at all times due to my 28% impairment (MAS) , paper work could be provided if needed .

This Letter is to voice real concern about this Development Application , already issues are impacting my property (already given for DA2018/1275 refused , encroachment , etc..).

I do think the word "MINOR" in the Turnbull report has been miss used so many times , as also all these law cases , that has they wrote it is risible.

Regards
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