

Gareth and Rachel Lewis  
8 Crane Lodge Place  
Palm Beach NSW 2108

14 February 2025

Mr. Phil Lane  
Planning Officer  
Northern Beaches Council  
[council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

**Dear Phil,**

**OBJECTION TO AMENDED PLANS DA2024/1295 – 7 CRANE LODGE PLACE, PALM BEACH 2108**

We write to **formally object** to the amended plans for the above-mentioned development application.

Despite revisions, the most significant and non-compliant aspect of this proposal remain virtually unchanged. The southern wing continues to breach the building envelope—sitting too far forward, too high, and imposing heavily on the streetscape. While minor modifications have been made, the fundamental planning breaches persist, overriding key controls designed to protect neighbourhood character, amenity, and privacy.

The proximity of the proposed structure to ‘Tree No. 4’ remains a concern with respect to risk of root damage and long-term decline due to construction impacts. Its preservation should take precedence over excessive development. This tree is of high ecological significance and a defining feature of Crane Lodge Place—its loss or degradation would be irreversible.

Additionally, the so-called "painting studio" now includes a bathroom, reinforcing our concerns about its potential use as a third independent dwelling. The removal of additional parking does not address this issue—if anything, it raises further questions about parking loads on the street and private road.

We also note that existing boundary encroachments have still not been resolved as part of this development, specifically the primary access stair, which begins within our boundary, as well as the rear courtyard. We request the rectification of these encroachments as part of the redevelopment.

This development may set an uncomfortable precedent. If an envelope breach of this scale is permitted, along with the quiet introduction of additional dwelling(s), it will open the door for further non-compliant developments in the area and unforeseen and inappropriate intensity of land usage.

The proposal remains excessive, unjustified, and entirely inappropriate for this location. It should not be approved.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'Gareth and Rachel Lewis', written in a cursive style.

Gareth and Rachel Lewis