
From: Gareth Lewis
Sent: 30/10/2024 6:03:03 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: OBJECTION TO PROPOSED DEVELOPMENT DA2024/1295 at 7 CRANE LODGE PLACE, PALM BEACH 2108
Attachments: image001.png; Gareth and Rachel Lewis - Objection Letter.pdf;

Dear Mr England,

OBJECTION TO PROPOSED DEVELOPMENT DA2024/1295 at 7 CRANE LODGE PLACE, PALM BEACH 2108

I attach our Objection letter for Council's consideration.

Best regards,

Gareth Lewis

A large black rectangular redaction box covers the signature and the first part of the body text. To the left of this box is a smaller, separate black rectangular redaction box.A large black rectangular redaction box covers the entire body text of the email.

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

30 October 2024

Mr. Nick England
Planning Officer
Northern Beaches Council
council@northernbeaches.nsw.gov.au

Attention: Nick England,

RE: OBJECTION TO PROPOSED DEVELOPMENT DA2024/1295 at 7 CRANE LODGE PLACE, PALM BEACH 2108

We are writing as immediate neighbours and concerned residents of Crane Lodge Place. Living at No. 8, we share a boundary with the proposed development site at No. 7 and have direct insight into the potential impacts of this proposal on the shared environment and neighbourhood. Having carefully reviewed the application, we believe the current plans would substantially affect the local character, amenity, and natural landscape, and we object to the proposal on several grounds.

Outlined below are our primary concerns, focusing on the issues that most significantly impact our property and the broader community.

We request the council's careful consideration of these points and a re-evaluation of the proposal's suitability in its present form.

Key Objections

1. Boundary Encroachments

The proposed development disregards existing boundary encroachments onto our property, including the primary access stair, which begins within our boundary, as well as the rear courtyard and garage, both of which remain unresolved. Further, the applicant now proposes to extend the garage even further south, increasing the current encroachment from 320–480mm to a projected 940–1100mm. This lack of boundary integrity significantly impairs our property rights and complicates future use.

We urge the council to make resolution of these encroachments a strict condition for any development approval. This should include either the removal of all encroaching structures or a boundary adjustment with compensation. No new structures should extend onto our property without these remedies in place.

2. **Garage Extension and Serviceability:** The proposed garage extension will block access to our garage wall, preventing maintenance and repairs to the structure and also preventing the utilisation of existing services in this location. This imposes long-term limitations on our property management, which we strongly oppose.

3. **Encroachment on Tree Protection Zones (TPZs)**

The proposal places structures dangerously close to Tree 4 and Tree 11, both *Corymbia maculata* of significant ecological and aesthetic value, as well as other mature trees within designated TPZs. This proximity threatens the long-term health of these trees, with root damage likely during construction. Tree 4, which supports native wildlife, including Powerful Owls, is vital to the area's bushland character. We are concerned that the applicant may be bypassing offset costs associated with removing such a significant tree by instead risking its degradation through construction impacts. We strongly urge the council to enforce strict buffer zones to ensure its preservation and uphold biodiversity protections for this irreplaceable feature of the natural landscape.

4. **Bulk, Scale, and Materiality Impact**

The proposed structure's mass and scale are excessive, creating a dominant visual presence that impacts views from the private road and surrounding properties. A substantial portion of the structure exceeds the side envelope control, disrupting the natural landscape.

Additionally, the extensive use of clear polycarbonate for the facade is concerning. It is an unusual material that we do not fully understand the impacts of, but our impression is that it may act like a lightbox. It also seems flimsy and thin, so we wonder whether it will be an effective noise barrier and whether it will stand up to the elements including fire.

5. **Other Issues**

- a. **Parking and Secondary Dwelling Concerns:** With four designated parking spaces and two informal spots, we are concerned that the layout could enable the painting studio to be used as part of an expanded secondary dwelling. This configuration facilitates intensification of use, which contravenes planning controls, and appears to suggest an intent to exceed the allowable limits for a secondary dwelling.
- b. **Dilapidation and Traffic Management During Construction:** As our property, along with others, is accessed via a Right of Carriageway, we are concerned about potential damage to the private road and adjoining land during construction. This includes portions of land we own, which the applicant's construction traffic will pass over. We request an independent dilapidation report be conducted before and after construction, with any damage fully remediated by the applicant. Additionally, a detailed traffic management plan should outline each construction stage, including timeframes, to minimise disruptions on this narrow, shared access road essential to the community.
- c. **Unclear Structure Description:** The Master Set fails to clearly describe the new parking structure, referred to as "suspended" in the Geotechnical Report. Greater clarity is essential for understanding the full impact of this element.

Conclusion

This development, as proposed, conflicts with the low-density, ecologically sensitive nature of Crane Lodge Place and would set a concerning precedent for future development.

We respectfully request that the council consider these objections and require amendments prioritising ecological integrity, boundary respect, and neighborhood harmony.

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