
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 29/10/2024 8:34:30 PM
To: DA Submission Mailbox
Subject: Online Submission

29/10/2024

MR Gary Burns
25A Crane Lodge PL
Palm Bdeach NSW 2108
[REDACTED]

RE: DA2024/1295 - 7 Crane Lodge Place PALM BEACH NSW 2108

Northern Beaches Council
Attention: Mr. Nick England - Assessment Officer
Email: council@northernbeaches.nsw.gov.au
Date: 28 October 2024

Subject: Objection to Proposed Development DA2024/1295 at 7 Crane Lodge Place, Palm Beach NSW 2108

Dear Nick,

I'm writing as a longtime resident of Crane Lodge Place to share some concerns about the proposed development at No. 7. While anyone can make an application to add to their property, my main hope is that any new development will respect the unique charm and its natural, peaceful surroundings.

First, I was disappointed not to be formally notified by council of these development plans, and I respectfully request that I be kept updated on any amendments or future submissions, as the Right of Carriageway is the only access to my home.

Traffic, Access, and Road Preservation

I am deeply concerned about the impact of construction traffic on our narrow, resident-maintained private road, especially given our experiences with one disruptive neighbour who has previously obstructed access and created a stressful atmosphere for deliveries and minor works at a critical juncture. The road was damaged and remedial works were basic at best and have now begun to fail. The added burden of frequent construction traffic risks escalating this situation and could make everyday access unbearable for the community; this issue cannot be taken lightly. It is unreasonable to expect owners to make alternate parking arrangements as this is an absolute right of way. We strongly urge the council to enforce a rigorous traffic management plan to keep access open and well-managed, essential for work, family, and medical needs.

Additionally, an independent dilapidation report should be conducted both before and after construction, with the applicant responsible for any necessary repairs. This measure is crucial to safeguarding the road's condition and the well-being of all residents.

Protection of Local Trees and Wildlife

A big part of the beauty here comes from the natural surroundings, especially high value Spotted Gums on No. 7 which is a home for native wildlife. I'd hate to see a loss like that, both for its ecological value and the impact it would have on the look and feel of the area. I hope the council will prioritise the preservation of this much enjoyed tree and ensure adequate buffer zones to protect the longevity of the local environment.

Scale and Compatibility

Lastly, I'm concerned about how this development is positioned right in front of the natural

rock outcrop, with the elevator structure placed prominently. It feels imposing and out of character with the natural layout here, with material choices that may also create a light nuisance for the area. A more thoughtful design and placement would align better with the existing homes and preserve the neighborhoods "bushland feel".

Thanks for considering these points. This is a special spot, and I'm keen to keep the natural, neighbourly feel that makes Crane Lodge Place such a great place to live.

Kind regards,

Gary Burns

25A Crane Lodge Place (residence) also described as 25A Beauty Drive, Whale Beach
(services only)