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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 14/05/2025 4:26:19 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

14/05/2025

MS Shauna Dew  
- 4 Lockhart PL  
Belrose NSW 2085  
[REDACTED]

**RE: DA2025/0272 - 6 Lockhart Place BELROSE NSW 2085**

Dear Sir/Madam,  
Re-DA2025/0272.  
Lot21 DP236849 6 Lockhart Place, Belrose.  
S h a u n a Dew  
4 Lockhart Place,  
Belrose,NSW,  
2085  
0418298064

12/05/2025

To Whom It May Concern,  
Northern B e a c h e s Council

Re: Objection to Development Application at [Property Address or Application Reference Number]

I am writing to formally object to the proposed development at 6 Lockhart Place, Belrose, which has been submitted under Re-DA2025/0272.. My objection is based on the fact that the proposal exceeds the maximum dwelling allowance stipulated under the local planning act.

According to the planning regulations applicable to this area, developments of this nature are subject to specific dwelling limits to ensure residential amenity, infrastructure capacity, and community safety. The proposed development appears to exceed those limits, which raises several serious concerns:

1. Precedent for Future Non-Compliance: Approval of this development could set an undesirable precedent for similar proposals that also disregard planning rules, leading to long-term negative impacts on our community. We have b e e n informed that the owner a n d applicant under DA Re-DA2025/0272 plans to convert this home into two separate dwellings. This would make the property a three dwelling block.

Contravening current council legislation.

2. 3. Overcrowding and Amenity Impact: Exceeding the allowable occupancy may result in significant overuse of the property, leading to noise, parking congestion, and a decline in the general amenity of the

neighbourhood.

Infrastructure Strain: Local services and infrastructure-such as waste collection, water, sewage, and

public transport-are designed based on regulated population densities. Allowing an over-occupied

development risks placing undue strain on these systems.

Parking and Traffic Issues: Increased occupancy typically correlates with more vehicles. This development may aggravate already limited on-street parking availability and contribute to traffic

congestion in the area.

I urge Council to reject this application in its current form and ensure that any development complies fully with the existing

planning regulations, particularly those relating to occupancy limits.

Thank you for considering my objection. I trust that Council will act in the best interest of the community and uphold the

planning controls designed to protect the integrity and liveability of our neighbourhood.

I look forward to your response

Yours faithfully

Shauna Dew