

From: [Christina Miller](#)
To: [Planning Panels - Northern Beaches](#)
Subject: Written Submission for DA2025/0272 - 6 Lockhart Place Belrose
Date: Sunday, 10 August 2025 8:35:05 PM

Dear Development Determination Panel,

Please refer to my written submission below regarding **DA2025/0272 - 6 Lockhart Place Belrose** for your consideration ahead of the upcoming meeting:

Privacy Concern – Four South-Facing Windows

- The proposal includes four south-facing windows, angled with direct sightlines into our private open space, yard and habitable rooms.
- Due to the slope of the site, these windows sit well above our ground level, creating an elevated and intrusive vantage point.
- No privacy glazing, high sills, or fixed screening has been proposed, meaning overlooking impacts remain unmitigated.
- WDCP B3 objectives require developments to protect the privacy of adjoining properties and prevent direct views into living areas and private open space.

Bulk and Scale

- The rear and side upper-floor walls containing these windows present as a large, continuous facade when viewed from our property.
- Combined with the slope and minimal separation, the bulk will be visually dominating and diminish our amenity as well as character of the area.

Process Concern

- Council acknowledges privacy concerns but relies on conditions rather than resolving these impacts in the design.
- Section 4.15(3A)(b) flexibility cannot be applied unless the privacy objectives are fully satisfied at DA stage, which is not the case.

Requested Changes

- Apply permanent privacy treatment (obscure glazing, high sill heights, or fixed screening) to all four south-facing windows.
- Incorporate façade design changes to reduce the bulk and visual dominance of the south-facing wall.

Kind Regards,
Christina Miller