

From: [Warick Honour](#)
To: [Planning Panels - Northern Beaches](#)
Subject: Written submission for DA2025/0272
Date: Monday, 11 August 2025 4:26:31 PM

Dear Development Determination Panel,

Below is my written submission regarding DA2025/0272 for your consideration ahead of the upcoming meeting:

Privacy Concern – West Facing Windows

- The proposed west-facing windows will have direct sightlines into the adjoining property.
- The site's elevated position amplifies potential overlooking impacts into private open space and habitable rooms.
- Council has conditioned screening for W-08 on east side of the dwelling at the same elevation, confirming the risk of privacy loss.
- The new west facing windows should be treated to the same privacy standard, with obscure glazing, fixed screening, or high sill heights, to ensure ongoing amenity protection.

Bulk and Scale

- The first-floor addition exceeds the side building envelope on the north-west elevation.
- On a sloping site with minimal setback, this creates unnecessary visual bulk and overshadowing potential for the adjoining property.
- WDCP B3 requires compliance to protect the amenity of neighbouring land. Council references non-compliances on other properties, including 53 Neridah Avenue, to justify variations.
- This is not a valid basis for approval, each site must be assessed on its own merits, and previous approvals under different circumstances do not remove the need for compliance or mitigation here.

DA Process

- Privacy and bulk impacts are not resolved in the current plans and cannot be left to post-approval conditions.
- Section 4.15(3A)(b) flexibility is not appropriate unless objectives are clearly met at DA stage.

Stormwater Management

- The referral response from Council's engineers refers to the need to provide a stormwater management plan prior to CC, including a connection to Council's stormwater pipe that runs along the boundary of the property.
- Council's stormwater pipe would have a capacity of between a 20% and 10% AEP event.
- Given the existing overland flow issues as water travels from Lockhart Place down into Neridah Avenue during large storms, the proposed development needs to incorporate an On Site Detention system to address flows up to and including the 1% AEP event from all impervious areas, before discharging the flow to Council's stormwater pipe.

Requested Changes

- Apply privacy treatment to the west-facing window to the same standard as W-08.
- Redesign the west elevation to comply with the side building envelope or include architectural measures to reduce bulk.
- The stormwater management plan for the development needs to incorporate an On Site Detention system.

Regards,

Robert Royce Honour

53 Neridah Avenue Belrose.

(emailed by Warick Honour, my nephew)

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