
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

14/05/2025

MR James Woods
- 8 Lockhart Place PL
Belrose NSW 2085

Place BELROSE NSW 2085

Dear Sir/Madam,
Re-DA2025/0272.
Lot21 DP236849 6 Lockhart Place, Belrose.
James Woods
8 Lockhart Place,
Belrose,NSW,
2085

12/05/2025

To Whom It May Concern,
Northern Beaches Council

Re: Objection to Development Application at 6 Lockhart Place, Belrose.

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 in the future may exceed 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 been informed that the owner and 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. Currently the property is tenanted and the applicant is not a resident.

2. 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.3. 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.

4. 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

James Woods