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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 15/06/2025 10:15:48 AM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

15/06/2025

MR Steven Chadban  
39a - 39a Cutler RD  
CLONTARF NSW 2093  


**RE: DA2025/0572 - 24 Ogilvy Road CLONTARF NSW 2093**

Submission regarding DA2025/0572, 24 Ogilvy Road, Clontarf 2093

Dear Planning and Development Officer,

Northern Beaches Council

15 June, 2025

We have reviewed DA2025/0572 which contains a proposal to undertake extensive demolition and construction works at 24 Ogilvy Road, a property adjacent to and approximately 5m immediately to the West of our home at 39a Cutler Road, Clontarf. We were not formally notified by NBC, but were alerted by our neighbours in 39 Cutler Rd. We hereby submit an objection to the bulk and height of the proposed new dwelling.

Firstly, we believe this proposal would substantially obstruct the extensive views of Middle Harbour, Balmoral Beach and the heritage listed Bather's Pavilion that we currently enjoy from our kitchen, lounge room, dining room, front balcony and master bedroom (see photographs below). The Bather's Pavilion is widely considered to be an iconic Sydney landmark due its unique history and heritage listing. Since buying our property in 2003, these views have been a dominant feature of our home and are important to us on many levels. The views undoubtedly make a significant contribution to the monetary value of our property.

Photo 1. View from seated position, living room. Note Balmoral beach and Bather's Pavilion directly above existing pitched roof of 24 Ogilvy.

Photo 2. View of Middle Harbour, Balmoral Beach and Bather's from standing, front balcony

Photo 3. From seated position, dining room table

Photo 4. View from standing position in kitchen, including beach and Bather's Pavillion.

Photo 5. View from standing position, dining room

Photo 6. From seated position, lounge room

Photo 7. From standing position, master bedroom, including Bather's Pavilion

The current dwelling at 24 Ogilvy exists within Manly LEP height restrictions with the peak of its pitched roof at just under 8.5m. The proposed new structure would see the height of the roof increased to 9.6m and the nature of the roof changed from pitched to flat, sloping from back to front. The net effect would be an increase as compared to current height of over 1.1m in the centre of the roof, but over 2m on either side. This would contravene current limitations on both building height and boundary set-back. In reference to *Tenacity vs Warringah* (2004, NSWLEC 140 Planning Principle), this would impact our views to a severe extent. A substantial component of our view corridor is over the Southern side of the existing roof, as is clearly demonstrated in the above photographs. A 2m+ increase in height at that point would block a large amount of our view of Middle Harbour, the water-land interface at Balmoral Beach, and the landmark Bather's Pavilion. The inclusion of an angulated roof up-tick at the mid-portion will add to the incursion on our view and sense of bulk. The net effect would be large reductions in views from both seated and standing positions from our front balcony, living room, kitchen, dining room, lounge room and master bedroom. We suggest that reasonable modifications to the current proposal, such as sky-lights instead of roof up-tick and modest reductions in the currently excessive ceiling heights, would assist in achieving compliance with height statutory controls and go some way toward preserving neighbourhood amenity.

The bulk of the proposed dwelling, created by exceeding height, boundary set-back and floor to space ratio requirements, would create a sense of bulk and crowding, thereby detracting from the look and feel of our neighbourhood. The shading imposed on the rear garden of 26 Ogilvy Road would also detract from the feel and vitality of that property. Clontarf is a suburb where light, landscape, green space and views are cherished. The current proposal would undoubtedly detract from this strongly held neighbourhood characteristic.

We have estimated the impact of this proposal on our view and amenity based upon the architectural plans available via the Council website and professional consultation. Erection of posts and cross-bars to clearly delineate the full extent of the proposed structure to enable neighbours to adequately gauge its potential impact has not been undertaken.

We therefore submit that the impact of the proposed new dwelling would be unreasonable. We suggest the proposal should be rejected and redesigned to comply with local height, boundary set-back and floor to space statutory requirements, in order to minimise its impact on the views from and amenity of our home and other neighbouring properties.

Please note that although I have pasted our submission document into this portal, I can only see text and no photos. I will also email the Submission file to [Council@northernbeaches.nsw.gov.au](mailto:Council@northernbeaches.nsw.gov.au), attention Officer Lauchlan Rose, to enable our photos to be included in this submission and included on the website

Yours sincerely,

Sonya and Steve Chadban  
39a Cutler Road, Clontarf, 2093