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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

18/06/2025

MR Chris Allen
26 Ogilvy RD
Clontarf NSW 2093
[REDACTED]

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

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Chris & Donna Allen
26 Ogilvy Road Clontarf NSW 2093
18 June 2025

The Assessing Officer - Northern Beaches Council

Objection to Development Application DA2025/0572, 24 Ogilvy Road, Clontarf 2093

Dear Sir/Madam,

We are writing to formally object to the proposed residential development at 24 Ogilvy Road, Clontarf NSW 2093 (Development Application DA2025/0572).

Our objections are based on the following key points:

Height:

The proposed height of the development is 9.6 metres, exceeding the permissible limit of 8.5 metres by approximately 13%. This is a significant and material breach of the council planning controls and would establish a significant precedent for future developments in the street.

Excessive Floor Space Ratio (FSR):

The proposed FSR is 0.484:1. Substantially exceeding the allowed ratio of 0.40:1. Creating a significant "bulking" on the site.

Impact on Street Character and Scale:

Per the above FSR comment, the scale and bulk of this proposal significantly surpasses that of existing dwellings on Ogilvy Road. It is out of proportion with neighbouring properties and completely blocks light to the 1st level rooms on the eastern side of #26.

Visual Privacy:

We would highlight that the western facing windows on the 1st floor of the development would look directly into the bedroom window of our 1st level bedroom. There does not appear to be any allowance for privacy screening or glass frosting to mitigate this. We would propose that the applicant amend the design or include privacy screening to rectify this issue.

Bulking and Shading:

As a consequence of the forward positioning and proposed western boundary setback of the new proposed dwelling (when compared to the existing dwelling) the natural light to the 1st level, eastern facing rooms of our house at #26 will be almost completely blocked. We would propose that the forward positioning and bulking be amended to mitigate this issue.

Excavation:

There is no commentary as to how much excavation is required for the proposed development and no commentary as to how such excavation would be undertaken. We would request details as to the excavation amount and methodology and confirmation that there will be no vibration and subsidence impact on our house at #26. We would require an indemnity for any damage to the house and land that results from the excavation and construction undertaken at #24.

Air Conditioning:

The positioning of the air handling units required for the proposed air conditioning of #24 does not appear to have been included in the submitted plans.

We would request that this detail be included and that such positioning and inclusion address any potential sound emission issues on adjacent properties by locating away from adjacent properties and/or having the appropriate acoustic reduction enclosures to ensure there is no sound impact on adjacent properties.

Undesirable Precedent:

Approval of this oversized development would establish a planning precedent, encouraging further non-compliant developments that would detrimentally alter the established character and amenity of Ogilvy Road.

Feasible Compliance:

We believe that it is feasible to design and construct an equivalent dwelling on this property within the existing planning limits and, as such, do not believe that there is a reasonable justification for approving the proposal in its current form and the noted planning control breaches.

Recommended Modifications:

1. We would request that the applicant be required to revise the proposed development to comply with the existing height restriction of 8.5 metres, amend the design to comply with the FSR to a level consistent with other dwellings in the street. Reducing the bulking and maintain the visual harmony and overall character of Ogilvy Road.
2. Amend the design to address privacy along the boundary with #26 with screening and/or window frosting.
3. Amend the forward positioning and bulking of the proposed development to reduce the complete shadowing of all of the eastern facing rooms and windows at #26.
4. Include details as to the amount and method of excavation on the site. With a recognition that this should not impact the adjacent land and building at #26. We would request that a condition of any development approval would include an indemnity from the developer for any vibration or subsidence impact on the land and/or building at #26.
5. We would request that the positioning of all air handling units for the air conditioning be clearly identified and that there be a condition of any development approval that all potential sound emission issues on adjacent properties be addressed through location and/or appropriate level acoustic reduction screening to ensure there is no sound impact on adjacent

properties

Thank you for considering our objections and comments. We would expect council to enforce its planning controls to preserve the residential character of our community and the amenity of existing houses and residents.

Yours sincerely,
Chris & Donna Allen