
From: Sharon Stoddart
Sent: 5/07/2025 5:02:40 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Submission for Application no DA2025/0766
Attachments: Letter to Council re 35 Blackbutts Rd proposal.pdf;

Dear Sir/Madam,

I would like to make a submission to raise my concerns regarding the proposed application for construction at 35, Blackbutts Rd, Frenchs Forest. The application number for this proposed development is DA2025/0766.

Please find attached the details of my concerns.

Kind regards,

Dr Sharon Stoddart

33, Blackbutts Rd

Frenchs Forest

NSW 2086

5 July 2025

To Whom It May Concern,

I am writing to formally lodge my objection to the proposed development at 35 Blackbutts Rd. My family and I reside at 33 Blackbutts Rd (my property) and share a side boundary with the subject property. I have lived in my property continuously for 25 years.

My primary concerns relate to the scale, bulk, and positioning of the proposed two-storey building, as outlined in the submitted plans. According to the plans, the structure will extend along almost the entire length of our shared boundary, from the front to the rear of the lot. This is likely to result in a significant and unreasonable impact on residential amenity, for the following reasons:

1. Overshadowing and Loss of Sunlight

The height and length of the proposed building, combined with its close proximity to the fence line, will cause substantial overshadowing of our backyard. This area contains a swimming pool and clothesline, both of which rely on adequate sunlight for practical use. Loss of sunlight will impact our ability to use these spaces for recreation and daily living. Regarding the clothesline, we use this three to four times a week throughout the year. Should the proposed build go ahead, the entirety of our backyard will be in shadow for a significant proportion of the day, making it unusable for the purpose of clothes drying. Due to the 'L' shape of my property, there is no other suitable area in the backyard for clothes drying.

2. Loss of Privacy

The inclusion of upper-storey windows facing our property will result in direct overlooking of our private open space, diminishing our sense of privacy and enjoyment of our backyard and pool. I have two young granddaughters who regularly use the swimming pool, and am concerned that they should continue to be able to have privacy while doing so.

3. Neighbourhood Character and Overdevelopment

The scale of the proposed build appears excessive relative to the block size and is inconsistent with the prevailing character of the surrounding streetscape, where all surrounding dwellings occupy a smaller footprint and allow for more open space. The proposed development represents an overdevelopment of the site and does not respect the pattern of housing in the area.

4. Amenity Impact

The cumulative impact of overshadowing, visual bulk, and loss of privacy will have a negative effect on the amenity of our household, both in terms of property value and day-to-day liveability.

To be clear, I do not object to dual occupancy in principle. There is already a dual-occupancy arrangement on the site that has a far smaller footprint and does not pose the same concerns. This also means that the proposed re-build does not alleviate our current housing crisis in a meaningful way. My objection is specifically to the scale and design of the proposed structure, which I believe to be excessive, intrusive, and incompatible with the surrounding built environment. Due to the reasons listed above, this proposal interferes with our use and enjoyment of our own property in a way that is both substantial and unreasonable.

I respectfully request that council reconsider this development application, and either reject it or require significant modifications that reduce its bulk and scale, particularly along the shared boundary.

Thank you for considering my submission.

Kind regards,

Dr Sharon Stoddart