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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 15/06/2025 10:25:06 AM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

15/06/2025

MR John Darmody  
37 Cutler RD  
CLONTARF NSW 2093  
[REDACTED]

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

Subject: Objection to Development Application for 24 Ogilvy Road, Clontarf

To Whom It May Concern,

I am writing to formally object to the Development Application (DA) submitted for 24 Ogilvy Road, Clontarf. As a long-standing resident of 37 Cutler Road, I am deeply concerned about the potential impacts this proposed development may have on our community.

**Exceeding Height and Floor Space Ratio Limits**

The proposed dwelling exceeds the permissible height limit by 1.1 meters, reaching a total height of 9.6 meters. Additionally, it surpasses the allowable floor space ratio by 30 square meters. These deviations from the established planning controls are significant and set a concerning precedent for future developments in our area.

**Impact on Neighbouring Properties and Community Character**

While my property may not be directly affected in terms of view loss, I am aware that neighboring properties, particularly those of my neighbours in 39A, 39 and 41 Cutler Rd will experience substantial view obstructions. The proposed structure's bulk and scale are inconsistent with the existing character of our neighborhood, which predominantly features modest, low-rise dwellings. Such a development threatens to erode the aesthetic and cultural fabric that defines Clontarf.

**Construction-Related Disruptions**

The scale of the proposed development suggests an extended construction period, which will inevitably lead to increased noise, dust, and general disruption. These disturbances will affect not only immediate neighbors but also the broader community, including families with young children and elderly residents who value the tranquility of our suburb.

**Detriment to Local Amenity**

Clontarf is cherished for its serene environment, community spirit, and harmonious streetscape. Approving a development that significantly deviates from planning controls risks undermining these qualities. It is imperative that new constructions align with the established

norms to preserve the unique character and amenity of our suburb.

#### Conclusion

I urge the Northern Beaches Council to consider the cumulative impact of this proposed development on our community. Upholding the existing planning regulations is essential to maintain the integrity, character, and livability of Clontarf.

Thank you for considering my objection.

Yours faithfully,  
John Darmody  
Resident, 37 Cutler Road, Clontarf NSW 2093