

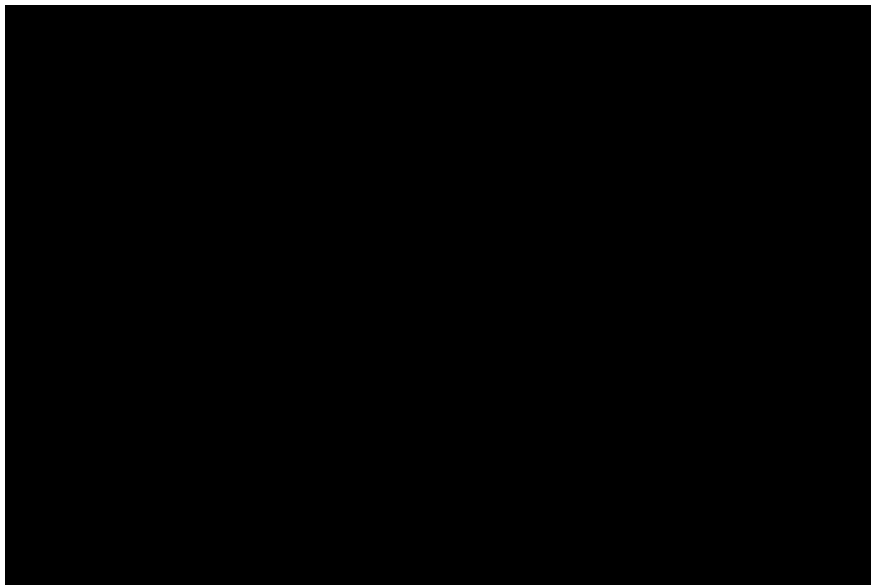
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**From:** Danny Barbalace  
**Sent:** 16/06/2025 8:36:46 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: DA2025/0572 Development Application for 24 Ogilvy Road, Clontarf  
**Attachments:** Submission letter Re 24 Ogilvy Rd Clontarf.pdf;

Please find letter attached regarding the proposed submission.

Regards,

Daniel Barbalace  
41 Cutler Road, Clontarf NSW 2093



16<sup>th</sup> June, 2025

Northern Beaches Council

Att: Planning Department

RE: DA2025/0572 -24 OGILVY RD CLONTARF

I, Daniel Barbalace, as owner of 41 Cutler Road, Clontarf have deep concerns with proposed application and subsequent impact it may have on our property as we are positioned directly behind the proposed dwelling.

Firstly, the proposed dwelling exceeds the 8.5m height limit and their request to vary such is unjustified in my opinion. The excess roof height will directly impact views to Master Bedroom, Bedroom 1, and our upper living area of our house. We currently have views of the harbour towards Balmoral Beach and would be upset if this was impacted any further.

Secondly, rear setback, is non complaint and will directly impact our privacy. The proposed rear balcony on the First Floor will directly look onto our pool, kitchen, dining and entertaining areas.

In summary, the proposed submission is non complaint in height and setback requirements. It will impact our views and privacy to rear entertaining areas.

Hope that council planning can address these issues moving forward to find an amicable solution moving forward.

Please feel free to contact me directly to discuss further if required.

Regards,

Daniel Barbalace

[REDACTED]

41 Cutler Road, Clontarf NSW 2093

[REDACTED]

[REDACTED]