

Friday 13 June 2025

Re: DA2025/0559 Proposed Development at 1 Phyllis Street, North Curl Curl

Dear Adriana Bramley,

We wanted to address the plans submitted for 1 Phyllis Street, North Curl Curl. As owners of 18 Ian Avenue, located directly to the west of this property, we have major concerns about the proposed development.

The house at 1 Phyllis Street is already very dominant in the view from our main living area on our first floor. We look directly onto it and it blocks a significant section of our view of the ocean.

This was existing when we purchased our property, however the planned extensions will have a further negative impact on our view, and on the value of our property, that has not been addressed in the proposal.

The proposed development will impact on our view towards the north east and also the south east - resulting in view loss for us in both directions. You can see in these photos taken from eye level in our living room (Photo 1) and from our balcony (Photo 2) how dominant this house is already, and what a negative impact the proposed extensions will have by significantly increasing the bulk and scale of the property.

PHOTO 1 - view from eye level from front of main living room at 18 Ian Avenue



PHOTO 2 - view from eye level from front balcony at 18 Ian Avenue



Although the height limit breach is technically from the eastern elevation and not from the western elevation, it still directly contributes to our loss of view. The extension of the first level and first level roof to the north and south presents much more bulk, resulting in view loss from our main living area. The balcony to the north is proposed to be enclosed with full timber screens, blocking our view of the ocean.

The existing house at 1 Phyllis Street is already much more dominant than the surrounding homes, with the bulk and scale out of character with the streetscape, shown in this photo (Photo 3) and the proposed development seeks to worsen this.

PHOTO 3 - view to south east from no.18 Ian Ave first floor



In addition, the banksia integrifolia shown on the landscape plan to be planted between this property and ours grow 5-25m high – this will cause devastating view loss for us. We ask that these are removed from the landscape plan and that plantings are limited to low growing species.

We ask that Council require the proposed development to be amended to lessen negative impact on our aspect and views.

We welcome Council to come to our home to see the proposed impact and view loss.

Regards,

Damian and Sonja Hendriks