

Sunday 15 June 2025

Ref: Proposed Development at 1 Phyllis Street, North Curl Curl (DA2025/0559)

Dear Adriana Bramley,

We are providing a submission in regard to the Development Application for 1 Phyllis Street, North Curl Curl (DA2025/0559). As owners of [REDACTED] we have concerns about the proposed development.

The proposed extension of the first floor towards the north and south will impact on our views. This house already is excessive in terms of bulk and scale and the first level extension will take out a further section of ocean view from our main living area. The proposal seeks to add more landscaping to the site which we are in support of, however the footprint of the house on the site does not reduce, and the proposal seeks to add significantly more floor area to an already overdeveloped site.

Although the height limit breach is technically from the eastern elevation where the ground drops away, the new larger first level and the new roof design directly contribute to our loss of view. The large flat skillion roof that slopes up higher towards the west elevation becomes a very dominant element from our perspective, and blocks out a large section of views to both the northeast and southeast. The north balcony unfortunately is proposed to be fully enclosed by screening which will also block our view through to the ocean.

The banksia integrifolia proposed on the landscape plan to be planted on the Council reserve are trees that grow 5-25m high – this is entirely inappropriate in this location and will block views for many houses to the west of this development. We ask that these are removed from the landscape plan and that all proposed plantings are limited to trees that will not grow higher than the proposed house.

We ask that Council request a more skilful design that better considers the neighbouring properties via the principles of view sharing.

Kind regards,

Matt and Anna Williams