
From: Damian Hendriks
Sent: 17/05/2023 1:34:33 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Fwd: DA2023/04555 1 Phyllis St Nth Curl Curl

From: Damian Hendriks [REDACTED]
Date: 17 May 2023 at 1:21:16 pm AEST
To: Damian Hendriks [REDACTED]
Subject: DA2023/04555 1 Phyllis St Nth Curl Curl

Dear Kye Miles,

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 lot of our view of the ocean.

This was obviously 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 or even considered in the proposal.

The Statement of Environmental Effects prepared by Rapid Plans neglects to address View Loss or increase in bulk and scale in any way - no consideration has been given to the impact on our property.

"3.9 Privacy, Views and Outlook The positioning of windows and open space in the proposed residence at No 1 Phyllis Street has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with minimal side windows proposed. The additions will be substantially separated from the neighbouring dwelling for privacy. The timber framed and cladded walls provide a barrier to the neighbours on the adjacent boundaries and the new areas do not directly impact neighbouring properties."

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 photo taken from eye level in our living room (Photo 1) and from our balcony (Photo 2) how hugely dominant this house is already, and what a negative impact the proposed extensions will have by making it even larger and adding more bulk.

PHOTO 1 - view from eye level from front of main living room
[Screen Shot 2023-05-14 at 1.05.48 pm.png]

PHOTO 2 - view from eye level from balcony
[Screen Shot 2023-05-14 at 1.05.30 pm.png]

Upon reading the submission in detail I note that they will be breaking the height limit and the front setback to extend the house in this way.

Having just recently built, we experienced how strict Council is on these controls, and we assume that the same rule must be applied to our neighbours. The house is already much higher than the surrounding homes, with the bulk and scale

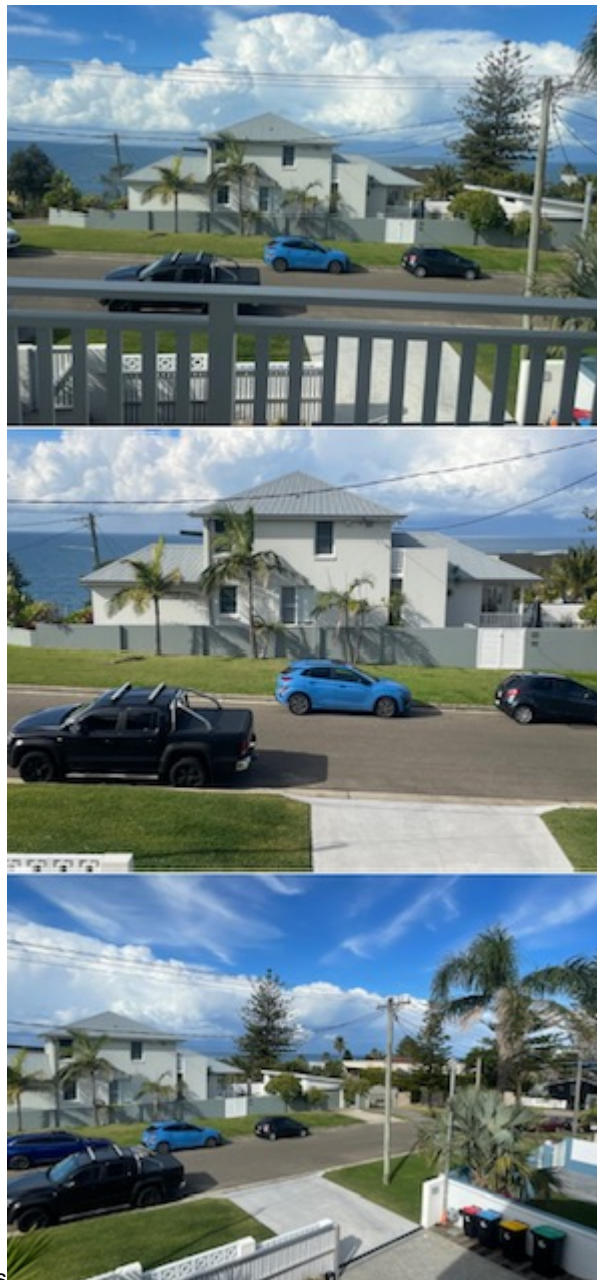
totally out of character with the streetscape, shown in this photo (Photo 3). The proposed extensions are extending the house at a level that is 10m off ground level, compared to the allowable 8.5m height for all other homes. This is a gross breach of the control.

PHOTO 3 - view to south west from no.18 lan Ave first floor
[Screen Shot 2023-05-14 at 1.12.22 pm.png]

We are not privy to how this house was able to be built so high originally, and how they managed to almost fill the site with built structures, leaving very little landscaping to soften the building bulk that we now look onto - however we would ask that Council please refuse this proposal that seeks to make this even worse.

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

Regards,



Damian Hendriks