
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 17/06/2025 9:12:09 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

17/06/2025

MR Pasquale Bellomo
22 Ian AVE
North Curl Curl NSW 2099

RE: DA2025/0559 - 1 Phyllis Street NORTH CURL CURL NSW 2099

Pasquale Bellomo
22 Ian Avenue
North Curl Curl NSW 2099

To:
DA Submission Mailbox
Northern Beaches Council

Date: 17 June 2025

RE: DA2025/0559 - 1 Phyllis Street, North Curl Curl NSW 2099

Dear Assessment Officer,

I am writing in relation to Development Application DA2025/0559 for 1 Phyllis Street, North Curl Curl. I am the owner of 22 Ian Avenue, North Curl Curl, NSW 2099, which is located directly opposite the proposed development. I wish to raise my concerns regarding the significant impact the proposed works will have on our property, particularly in terms of overshadowing and morning sunlight loss.

My home and garden rely heavily on morning sun from the east, especially during the cooler months. The current structure at 1 Phyllis Street allows for open sunlight across our front yard and main living spaces in the early part of the day. However, the proposed development, due to its increased bulk and height, would cast prolonged shadows over our property in the morning, reducing sunlight to both internal living spaces and our garden area.

This loss of sunlight will impact our amenity, comfort, and energy efficiency, particularly in winter when direct sun is most critical. The overshadowing effect has not, to my understanding, been adequately addressed in the submitted documentation.

Additionally, the proposed building will also restrict a valued view corridor to the ocean currently visible across the rooflines of neighbouring properties. This view adds both lifestyle enjoyment and market value to our home.

I respectfully ask that Council assess the overshadowing impact in detail, including a site visit if possible, and consider requiring design amendments to reduce the height and bulk of the

proposal to preserve solar access and lessen view obstruction.

Thank you for your attention to these concerns.

Yours sincerely,

Pasquale Bellomo