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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 16/06/2025 11:45:02 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

16/06/2025

MR Ron Schroeder  
20 Ian AVE  
North Curl Curl NSW 2099  
[REDACTED]

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

We would like to address the plans submitted for 1 Phyllis Street, North Curl Curl. As owners of 20 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 upstairs balcony, my home office, and one of the bedrooms on our first floor. We look directly onto the house and it blocks a significant section of our view of the ocean. We do a lot of entertaining and I work from home, so are already impacted by the existing house.

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. This has not been addressed in the proposal.

The proposed development will impact our view towards the north east and east - resulting in ocean view loss for us in those directions. The proposed new building will add significant bulk and completely block out the ocean from the view on those angles.

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,