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**From:** Wes Gillett  
**Sent:** 1/02/2024 2:11:12 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED Submission on DA2023/1878  
**Attachments:** Submission to council on Kastellas' development.docx;

Please find attached a submission on the proposed development on Lot 33 DP 16602. 4 Ian Ave North Curl Curl - Kastellas

Final date for submission is understood to be 08/02/2024.

Kind Regards

Wes Gillett  
6 Ian Ave, North Curl Curl  
[REDACTED]

## **Submission on Proposed Development**

**Date: 01/02/2024**

**Application No.**        **DA2023/1878**

**Address:**                **Lot 33 DP 16602 4 Ian Avenue North Curl Curl**

**Submission Close:**    **8 February 2024**

**Respondent:**           **Wesley Gillett**

**Address:**                **6 Ian Avenue North Curl Curl**

In response to the planned development noted above by G & M Kastellas, please accept this submission as an objection on two grounds. I should note that Mr Kastellas has signalled his intention to submit a variation which addresses one of my concerns, though I will respond to the plans as outlined currently above. In general, I am supportive of the Kastellas' desire to improve the amenity of their property, subject to consideration being given to the following two issues.

### **1. View Loss**

The iconic view of the Long Reef Headland from the sole window adjoining my kitchen and dining area will be completely obscured by the proposed development. Moreover, there will necessarily be overshadowing given the height advantage to 4 Ian Avenue. Please see photos from this window taken from my kitchen dining area.

From the plans, it appears that the new upper level in the south-eastern elevation will be moved to align with the current lower-level roofline. This will take 100% of the long reef and ocean view and some light benefit, especially in winter, on that sole window from the kitchen/dining area as you can see. I do not object to the applicant's development to obtain a better view from their bedroom, perhaps a more sensitive solution would be to end the extension to say 1.5m of the southeastern edge of the lower-level roofline. This would provide some retention of the iconic long reef headland.

Another consideration may be to run the deck along the northeastern elevation of the new bedroom, rather than the southeastern, though similarly finishing the balustrading at say 1.5m from the southeastern lower-level deck roofline. This would retain most of the view from their bedroom, and have positive privacy outcomes for us both I would have thought. The 5<sup>th</sup> picture below shows the current privacy impact to this window when looking to the west, and I believe this will be somewhat alleviated by the new development.

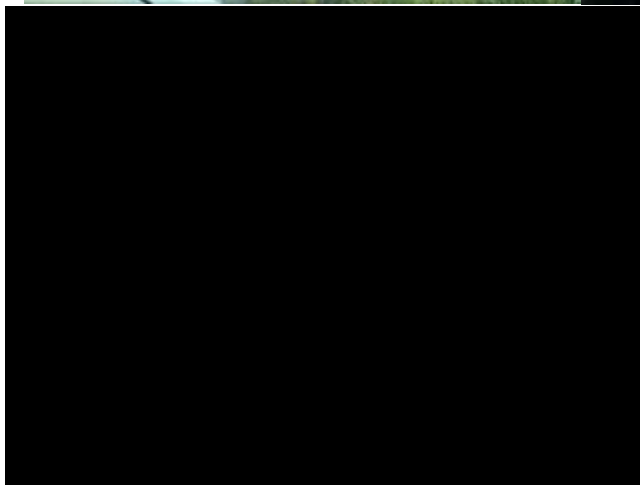


## 2. Privacy concerns

There exists some privacy issue currently from Mr/Mrs Kastellas' deck and our living area as noted above, for this reason, reorienting and extending their bedroom would provide some benefit to that, though this is contingent on reorientation of the new deck to face the northeast rather than the southeast. As can be seen from the photos below, the current lower-level roof ends directly in front of the main window in our living area, and is separated by a mere 2-2.5 m.

Given the relative orientation of our two properties, this would, under current proposed plans, result in the unfortunate outcome of the Kastellas' being able to stand directly in front of our main living area, and look down and into with significant privacy loss.

If the extension was withdrawn 1.5m from the SE elevation lower-level roof, and the deck was reorientated to the NE elevation, this would provide considerable privacy benefits to us both, and I would have no objection.



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Many thanks for reviewing my submission, I am happy for council to inspect the issues raised at their leisure. I have ongoing dialogue with the Kastellas' and am hopeful of finding a way through this process in a way that provides the amenity benefit they seek whilst preserving reasonable privacy and view retention where possible for us both.

Kindest Regards

Wes Gillett

Owner, 6 Ian Ave, Nth Curl Curl

[REDACTED]

[REDACTED]