
Sent: 3/08/2021 10:04:42 PM
Subject: Online Submission

03/08/2021

MRS Kelly Taggart
- 9 Ozone PDE
Dee Why NSW 2099
kntaggart@gmail.com

RE: DA2021/1074 - 13 Ozone Parade DEE WHY NSW 2099

Dear Mr Keeler
Re: Development Application DA2021/1074

We have reviewed the above mentioned DA for number 13 Ozone Parade, Dee Why (13 Ozone). We are the owners of number 9 Ozone Parade, Dee Why, which is one property removed on the South side of 13 Ozone.

Whilst we welcome our neighbours position to improve their property, we respectfully request a review of the proposed roof extension over the balcony. We believe that this design will have a significant impact on the shared view corridor from our property. Some considerate design changes could avoid obscuring the shared view from our property.

Page 16 of the Statement of Environment Effects dated 14 June 2021 states:

"The proposal complies with the maximum building height controls and is consistent with the relevant objectives of Clause 4.3:

- The proposal is consistent with the building heights and roof forms of the area, noting that a streetscape review noted developments ranging from one to three storeys in height due to the topography of the area.
- The proposal is consistent with the existing bulk and scale of the area
- The proposal has no adverse impacts to views or view corridors.
- The proposal does not adversely impact existing solar access to private and public places."

We refute the third dot point above, as we do not believe consideration has been given to the impacted shared view from our property.

The impacted shared view is of the ocean interfacing with Long Reef, Warriewood and Mona Vale Headlands, which is visible from our upstairs living area and balcony. The proposed structure would render Warriewood Headland no longer visible. The view of Long Reef Headland will be further restricted and is already significantly impacted by two large trees; one on the property of 13 Ozone and another on the property of 11 Ozone Parade, Dee Why. Additionally, a large portion of shared ocean view was lost when the dwelling was constructed at number 2 Summit Avenue, Dee Why, the property on our Eastern boundary.

We welcome the Council to do a site inspection of our property, or an alternate arrangement given COVID-19 restrictions, to verify the claims we have made herein.

We thank you for the opportunity to provide our comments on this DA and for taking the time to

consider our submission.

Kindest regards,

Nathan & Kelly Taggart