

Dear Sir / madam,

We are writing to object to the height of the towers proposed as part of the Application no. SSD-73228210. As shown in the Environmental Impacts document our house will be overshadowed until 10am during the winter months, which is unacceptable to us.

The current direct sunlight and warmth we experience all year-around is one of the reasons we bought this house. To have our house cast into shadow as a result of a non-compliant proposed height is strenuously objected to. The assertion that the non-compliant elements are mitigated by 'the appearance of the encroaching elements and architectural roof features have been thoughtfully integrated into the overall design of the upper levels of the tower.' is of no consequence to us – being overshadowed is being overshadowed.

We also strenuously object to all the assertions in the follow two paragraphs on Page 118 of the Environment Impact Statement:

'A Clause 4.6 Request has been prepared to address the non-compliance with the maximum building height. Despite the minor non-compliances with the maximum building heights, this does not result in a non-compliance with the maximum FSR applicable to the site. In accordance with the bonus provisions, the proposed FSR for the development is 4.095:1, and is therefore permissible.

The extent of the shadows cast by the proposal including the areas of roof articulation which exceed the maximum building height permitted under the Housing SEPP 2021, measured from ground level (existing), are shown at Figure 91 below. As shown in the shadow diagrams, the extent of the variation (shown in lilac) does not result in any unreasonable overshadowing of public or private spaces.'

Whilst we support the need for new housing, including social housing we object to the 30% 'bonus' height for providing social housing if it comes at the expense of our quality of life, especially when we bought our home through years of hard work and saving to buy it.

We suggest the overall heights of the towers is reduced to the point where we are not overshadowed at all year-round.

In addition to our support for the development, we also believe that as residents living across from the development we should have access to the commercial entities that will form part of the development. We believe that an overhead footbridge should be provided for residents on the Burwood LGA side of Parramatta Road at Short Street as part of the building process so we can avail of any benefits that could be reasonably expected as the result of it being built. To not have this

means walking hundreds of metres to find a crossing that would allow us to get to the development.

Kind regards,

Lang Street resident

Croydon 2132