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Subject: Submission - DA2024/0936

In regard to the Development Application DA 2024/0936

We submit the following in relation only to the proposed height of the structure. Page 13 North Elevation drawing shows a significant increase in height above the LEP.

If approved, this will have an impact on:

- a) Streetscape, as the surrounding buildings are at a similar height .
- b) A complete loss of privacy to the Balcony area of unit 20 and 21. Maintenance of the LEP, as opposed to the SEPP height, would at least still offer some degree of privacy without being 'towered over'.
- c) Shadow Diagram page 27

There will be a degree of light loss and subsequent warmth particularly in the winter months. A reduction in height to the LEP would offer a maintenance of at least some of these factors. not only to unit 20 but all units on the western side of 47-49 Oaks Avenue.

We submit that the structure should remain within the LEP guidelines.

Simon and Kim Brown
Unit 20/ 47-49 Oaks Avenue
DEE WHY