From:	Wang Yao
To:	Plan Comment Mailbox; Nick Armstrong
Subject:	Re: object to the proposed development amendments for Proposal No. PP_2020_NORTH_004_00 (title_173-179 Walker Street and 11-17 Hampden Street)
Date:	Friday, 20 November 2020 1:08:00 PM

Dear Sir / Madam

Re: PP_2020_North _004_00

My name is Yao Wang**,** I am an owner and resident of unit 1503 at 138 Walker St, North Sydney (known as Belvedere).

I make the following points regarding to strong objection of the proposed development amendments for 173-179 Walker Street and 11-17 Hampton Street, North Sydney. All of the points in the report (PP03_173-179_Walker_Street_11-17_Hampden_St provided by Brett Brown, Director at Ingham Planning Pty) should be a major concern to me, an owner of unit 1503 in the Belvedere building.

1) I object to the applicant proposing a design whereby the developer is attempting to build huge buildings which will accommodate several hundred residents and related cars. **The excessively large buildings will increase traffic noise and congestion seriously on our Walker and other local streets.**

2) I object to the applicant proposing a design whereby the developer is attempting **to create problems for entry and exit access to our Belvedere building because of increased peak traffic.**

3) I object to the applicant proposing a design whereby the developer is attempting **to reduce solar sunlight.**

4) I object to the applicant proposing a design whereby the developer is attempting **to completely block of our beautiful harbour views.**

5) I object to the applicant proposing a design whereby the developer is attempting to build buildings height that **is incompatible with adjacent residential apartments.**

6) I object to the applicant proposing a design whereby the developer is attempting **to loss of my property values.**

7) I object to the applicant proposing a design **because the proposed high rise buildings will definitely cause shadowing seriously to my and many other units in our building and will block our morning sunshine.**

In conclusion, I ask that Sydney North Planning Panel reject the Planning Proposal number PP_2020_NORTH_004_00 (title: 173-179 Walker Street and 11-17 Hampden Street.)

If the developer still want to build new buildings here **I now expect the proposed buildings to match the existed 8 story building of 86-88 M1 Bradfield Hwy. The height of the buildings should be no more than 8 stories. I therefore propose to establish a maximum height of RL20, not RL133 for the Precinct.**

I look forward to hearing from you.

Yours sincerely,

Yao Wang
Owner of unit 1503, 138 Walker Street
North Sydney
Tel: 0416728128
Email: ywang1967@hotmail.com