From: John Mariano
To: Plan Comment Mailbox
Subject: 2020SNH005 North Sydney PP 2020 North 004 00 - Planning Proposal Submission
Date: Monday, 16 November 2020 4:18:05 PM

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Further to my submission of 4 November I have now studied all attached documents and I note that some/most of these documents were attached to previous permutations of this proposal which have already been already been dismissed by the NSLPP and by North Sydney Council (NSC) with a clear recommendation that it not proceed to a Gateway Determination.

Therefore the documents are stale and do not respond to previous submissions. The view analysis documents in particular have not been updated and do not adequately respond to view loss from a spine of new buildings along Miller Street including The Harvard, North, Vantage, Mulberry, The Miller and McLaren Apartments, let alone many existing apartment buildings in Walker and Hampden Streets. There is also a huge development of 441 Apartments underway at 168 Walker Street only metres from this proposal. Unacceptable view loss will be imposed on all of these.

Traffic in the are is already under pressure and heavy traffic queuing at the Berry Street intersection (effectively Highway 1) is already evidenced.

The proposal attempts to impose a high rise building in the centre of a natural valley which falls away towards Sydney Harbour.

There should be no rezoning, and proposed building heights should respect the building heights of immediate neighbours.

Regards
John Mariano