From: John Mariano
To: Plan Comment Mailbox
Subject: 2020SNH005 North Sydney PP 2020 North 004 00
Date: Friday, 20 November 2020 12:50:59 PM

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I object to this proposal.

This proposal (including many of its current supporting documents) have already been already been dismissed by the NSLPP, by North Sydney Council (NSC) and by a Private Planning Consultant, with a clear recommendation that it not proceed to a Gateway Determination.

The view analysis documents in particular are lip service only and do not pdated and do not adequately respond to view loss from many new buildings in the area let alone established residences.

Traffic: Any cursory look at a map will show that the site is in a dead-end area traffic-wise. The only escape routes are Berry Street (which is effectively Highway 1) and Miller Street which is a main thoroughfare. The traffic lights to get to both these exits let 3 cars through at a time. Accordingly there is gridlock at peak times. This happens already. But once the current hole in the ground at 168 Walker Street is completed, there will be an additional 441 apartments added to this traffic. This will mean permanent gridlock and has not been responded to by anybody. The impossibility of first responders to access the area is a critical issue. When the one way access lane to the site is added to this scenario (and the fact that this one way lane is a heritage sandstone wall and can't be widened) just makes the entire proposal unworkable.

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.

A smaller building of six storeys at the same height as immediate neighbours may be acceptable, provided that the above major traffic issues are fully taken into account.

Regards
John Mariano