From: Robert Snelling
To: Plan Comment Mailbox
Subject: 2020NSH005-North Sydney-PP_2020_NORTH_004_00
Date: Monday, 23 November 2020 9:28:42 AM

In relation to the planning proposal seeking to amend North Sydney LEP 2013 for the site at 173-179 Walker Street and 11-17 Hampden Street North Sydney.

I am the owner of an apartment at 221 Miller Street, North Sydney.
The above site is directly east of the apartment building , The Miller.

At present the views over the suburbs to the east and beyond to the zoo, South Head and the Pacific Ocean are magnificent. The proposed buildings at the Miller/Hampden Street sites will totally block all of this panoramic view.
This same situation will apply to hundreds of similar prestige apartments along Miller Street , McLaren Street and beyond. Page 81 of the proposal refers to VIEW SHARING and a report that states "that iconic and highly valued views will remain unimpacted". Surely this is absurd. The effect of this proposed gross overdevelopment of the site will devalue most of the northern part of North Sydney and change its character in a detrimental way.

The public amenity enhancement is a joke. A POCKET PARK proposed to tick the box is a nonsense. No one would want to sit in a park metres from the expressway.

Traffic in Walker Street will increase with the closure of Miller Street to through traffic as is proposed. Buses may have to use Walker Street as an alternative route. There are hundreds of buses a day currently serving Miller Street. If this amendment is approved there will be massive increase in traffic in this very tight and busy area.

Because of the above reasons I object most emphatically to the proposed amendment .

Yours Faithfully,

Robert Snelling