From: Sophia McGinn
To: Plan Comment Mailbox
Subject: Objection to the Planning Proposal PP_2020_NORTH_004_00
Date: Wednesday, 25 November 2020 9:27:56 PM

Dear Sir/Madam,

I am a lot owner of 138 Walker Street, and I am writing to object the captioned planning proposal that is currently on exhibition with the following grounds:

1. The effect of the development on the visual impact on neighbours, especially on 138 Walker Street east-side of apartments,
2. The effect of overlooking and loss of privacy of adjoining dwellings, especially for 138 Walker Street east-side of apartments,
3. The effect of loss of natural light and in excessive overshadowing of adjoining dwellings, especially for 138 Walker Street east-side of apartments,
4. Contrary to the objectives of the R4 zone in that it will 'compromise the amenity of the surrounding area or the natural or cultural heritage of the area' and will not 'ensure that a reasonably high level of residential amenity is achieved and maintained.
5. The requested heights do not provide an appropriate transition of building heights from the existing CBD development to across the subject R4 zoned land and the heritage area
6. Adverse impact, that is, generate further traffic, on the already very busy local traffic network. Walker street, north of Berry Street is like a "car park" in the morning. The residents not only wait over 5 minutes to exit the complex but also sit idle for a considerable time on Walker street trying to get access to the freeway and North Sydney CBD.
7. Further, the current proposal does not take into consideration the traffic that will be generated by the new development at 168 Walker Street, future development as outlined the re-zoning and "vision" for North Sydney CBD as well as the current traffic generated from parents dropping off children at the Wenona school (also on Walker Street).

Your consideration of above grounds would be much appreciated.

Kind regards,
Sophia McGinn

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