From:	Shufang Lu
To:	Plan Comment Mailbox; Nick Armstrong
Subject:	Re: 2020SNH005-North Sydney – PP_2020_North _004_00
Date:	Friday, 20 November 2020 5:39:18 PM

Dear Sir / Madam,

Re: 2020SNH005-North Sydney – PP_2020_North _004_00

My name is Shufang Lu**,** an owner and resident of unit 1504 at 138 Walker St, North Sydney.
I would make the following concerns about all of the points in the proposed development amendments for 173-179 Walker Street and 11-17 Hampton Street, North Sydney. As an owner of unit 1504, 138 Walker Street the proposed development amendments should be a major problem to me.

- I object to the proposed development amendments as it is planning to reduce entry and exit access to our Belvedere building because of increased peak period traffic.
- The proposed high story buildings which will accommodate several hundred people and many vehicles that will significantly increase serious traffic problems on our streets.
- The proposed high story buildings will cause shadowing seriously to my and many other units in our building and will block our morning sunshine.
- I also object to the applicant proposal as the high story buildings will completely block all my views of Sydney harbour.
- I would be grateful if you could look at the combined impact of this proposed development amendments on my property and stop DA from occurring. The combined impact on my property will reduce market value of my property as well and thus is unacceptable.
- **It may be a good idea to design the proposed buildings to match the existed 8 story building of 86-88 M1 Bradfield Hwy and to establish a maximum height of RL 29, but not RL133 for the precinct.**

Best wishes,

Shufang Lu
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