From: george sarkis
To: Plan Comment Mailbox
Subject: 2020SNH005- North Sydney-PP_2020_NORTH_004_00
Date: Friday, 13 November 2020 11:32:02 AM

Dear Sir/Madam,

As an owner in the Belvedere, I wish to express my strong objection to the proposal to amend the North Sydney LEP 2013 for site 173-179 Walker Street and 11-17 Hampden Street North Sydney.

Firstly I wish to declare that I have never made any political donations .

My objections are based on the following:

1. This proposal is inconsistent with the current controls that apply to the R4 zoning;
2. The current zonings and development controls have been the basis of economic and personal decisions made regarding investments in this area and this proposal will undermine and devalue those investments;
3. Loss of existing views which will have a significant adverse impact on the wellbeing of residents and reduction of values. This issue cannot be overstated and therefore this impact must require a more analysis and quantification of impacts;
4. Excessive traffic congestions with limited options to widen existing roads to improve movements;
5. Excessive overshadowing for longer periods of existing dwellings, which will increase the use of fossil fuel energy and therefore is not ecologically sustainable;
6. The proposed heights are excessive and do not provide an appropriate transition from the existing surrounding developments,
7. Insufficient information to quantify the value of the public benefit against the adverse impacts of this proposal;
8. Impact of noise from the freeway;
9. The offer of some low cost housing, which may not actually be so low nor the numbers adequate to be useful, is a cynical attempt by the developer engage the Department to consider this inconsistent proposal;

Kind regards,

Mr. George Sarkis

1204/138 Walker Street
North Sydney 2060