From:	Ania B
To:	Plan Comment Mailbox
Subject:	Proposal feedback 2020SNH005 – North Sydney – PP_2020_NORTH_004_00
Date:	Tuesday, 24 November 2020 2:55:24 PM
Attachments:	Letter re proposal 2020SNH005.docx

Please find my letter regarding proposal **2020SNH005 – North Sydney – PP_2020_NORTH_004_00**

503/150 Walker Street, North Sydney NSW 2060

Planning Panels Secretariat

Locked bag 5022

Parramatta NSW 2124

To Whom It May Concern,

Re. Proposal 2020SNH005 – North Sydney – PP_2020_NORTH_004_00

I would like to state my STRONG OBJECTION to this proposal at 173-179 Walker Street and 11-17 Hampden Street in North Sydney.

I live in *The Heritage* building opposite the proposed development. When *The Heritage* was developed, the builder was mandated to retain three heritage terraces at street frontage and was only allowed to build a 7-story apartment building behind the terraces in a very unobtrusive manner. This was done to preserve the streetscape in what is a beautiful part of Sydney. The owners buying the apartments were made to believe that this would continue and the buildings opposite in 173-179 Walker Street and 11-17 Hampden Street, North Sydney were heritage-listed – and therefore the same planning rigours and restrictions would continue to in order to protect the beautiful streetscape.

The buildings on the proposed site are already 3 stories in height and surrounded by attractive mature trees - including jacarandas (currently in bloom) that were used by tourists to take photos. Why should this attractive pocket of Sydney be destroyed? As 3-story buildings, the current dwellings are already medium-density living that is in line with urban density guidelines.

My apartment currently only gets Eastern sun – which would be completely blocked by the proposed high-rise developments and be enveloped in sun-less darkness all year long. Currently *The Heritage* is surrounded on 3 sides by taller buildings that block its sun. How is it fair to allow someone to build on the only remaining side that gets sun?

The other aspect is traffic in Walker Street: already in the mornings and afternoons the street gets clogged with cars dropping off and picking up children from Wenona school up the street. Cars are idling and belching out fumes waiting for the lights to change on the intersection with Berry Street. Currently there is a massive residential development being built on the site of 168 Walker Street, which will bring, when completed, a further massive influx of cars and traffic. Walker Street is an older street that is simply not made for these traffic volumes.

Finally, the currently buildings work with the topography of the land, where it falls away to a natural valley – thereby allowing a natural sloping building line as it gets close to the water and allowing for long vistas. The proposed high-rise would work against this and block views and vistas not only for our building, but for the buildings behind in Miller Street.

I sincerely hope this panel will not give in to development interests and work to protect the beauty of our city.

Sincerely,

Ania Bokina

abokina26@gmail.com