From: Diana Piano
To: Plan Comment Mailbox
Subject: Objection Submission - 3/19 - 173-179 Walker Street & 11-17 Hampden Street, North Sydney
Date: Wednesday, 4 November 2020 9:59:55 PM

Dear Sir/Madam,

I hope you are well.

I hereby declare that I strongly **object** the following proposal:

Planning Proposal 3/19 - 173-179 Walker Street & 11-17 Hampden Street, North Sydney.

Please see below the reasons that I object the proposal:

1. As I'm the owner of the Miller apartment, the proposed development is right in front of the Miller building which will completely block out the views, and hence negatively impact the apartment price.
2. If the proposal insists on happening, I believe it will trigger loss of views for the other surrounding apartments.
3. The 40-storey proposed development will result in excessive overshadowing of adjoining dwellings.
4. The indicative building typology does not adequately respond to the existing development controls which apply to the subject R4 zoning and also notes that the extent of view analysis is inadequate and requires further refinement.
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. The proposal is 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'.
7. The proposal is contrary to the provisions of NSDCP 2013 in relation to residential flat building development and the Area Character Statement for the Hampden Neighbourhood.
8. It's inconsistent with a number of objectives and actions under the relevant Regional and District strategies applying to the land.
9. Not adequately demonstrate that it will not result in excessive overshadowing of adjoining dwellings.
10. The proposal does not adequately demonstrate that it will not result in overshadowing of Doris Fitton Park.
11. The benefits of the Special Provisions Design have not been adequately demonstrated.
12. The traffic information submitted does not adequately demonstrate that the proposal will not have an adverse impact on the local traffic network.
13. Insufficient information has been provided in relation to the uplift in value from the proposed LEP amendments in order for Council to determine if the applicant's public benefit offer is reasonable.

Thank you, and please confirm if my objection has been lodged successfully.

Kind regards,
Dai Wang