From: Hao Zheng
To: Plan Comment Mailbox
Subject: Objection to Planning Proposal 3/19 - 173-179 WalkerStreet & 11-17 Hampden Street,North Sydney
Date: Tuesday, 24 November 2020 8:18:30 AM

Dear Sir/Madam:

I am writing to object the planning proposal 3/19 - 173-179 Walker Street & 11-17 Hampden Street, North Sydney.

Below are some of my main concerns why I object to this project, as the proposed building will have a huge negative impact on:

1. residents in the neighbour: the building will result in excessive overshadowing of surrounding dwellings and nearby parks, as well as loss of sunlight and view for neighbouring residents. There is huge amount of scientific evidence that proves the link between sufficient sunlight and people's health, particular mental health. Due to the COVID-19 pandemic, lots of people have to work from home, many people, particularly vulnerable people, have to spend longer hours at home, which made sufficient sunlight and greens more important than anytime for people's health. This building makes everyone in the neighbourhood lose the residential amenity that North Sydney is proud of.

2. environmental and cultural heritage of the area: many heritage buildings (e.g. the building designed by Harry Seidler) in the area will be overshadowed by this proposed building. Many greens will be destroyed, leading to the destroy of habitat for many small animals. There are also potential light and sound pollution accompanying with this building.

3. population density: this area has already had many residential high-rises, not even including the 5 new high-rises under construction at the corner of Maclaren street and Walker street. Another 40-story high-rise hasn't taken consideration of limited resources, risk management or crowd control in the neighbourhood, which could result in huge disaster. For example, how could people seek help or be evacuated in case of any emergency?

4. traffic flow: high population density will also affect the local traffic flow and increase congestion. There are many schools in the area, resulting in long lines for parents waiting in cars to drop or pick up their children in the morning and afternoon. Increasing population density in the area would make it even worse.

In addition to the above reasons, this project is not in consistent with many other projects and actions the North Sydney Council has planned, and contrary to the local development plan and the goal to 'ensure that a reasonably high level of residential amenity is achieved and maintained'.

Moreover, the COVID-19 pandemic has revealed and accelerated vulnerabilities in the current urban planning and design, which this project will further add to. It is time to take consideration of all possible changes essential and necessary in such projects post the pandemic.

I would like to restate my objection to this project, and really appreciate that the panel could carefully consider its huge damaging impact on neighbouring environment, residents and community.

Your time and consideration are very much appreciated.

Kind regards

Hao