From:	Dennis Wong
To:	Plan Comment Mailbox
Cc:	W Fok
Subject:	Re: 173-179 Walker Street and 11-17 Hampton Street North Sydney (2020SNH005 - PP_2020_North _004_00)
Date:	Tuesday, 10 November 2020 9:40:31 PM

Dear Sir / Madam,

Our name is Dennis Wong and Winnie Fok, we are owner and resident of unit 405 at 168 Walker St, North Sydney (known as the Belvedere Building).

We are writing to formally object to the proposed amendment for 173-179 Walker Street and 11-17 Hampton Street, North Sydney.

This recent proposal will have significant impact to North Sydney residents on various levels. As a parent, safety for the local kids is one of our main concerns. The volume of traffic on Walker Street and Berry Street has noticeably increased over the last 5 to 8 years with all the new commercial and residential high-rise developments.

We have witnessed significant increase in traffic congestion in the neighbourhood, namely Berry Street and Walker Street intersection. We are currently experiencing delays getting in and out of our home during peak hours, we cannot envisage the impact it will have on the residents with the proposed 173-179 Walker Street development, creating an additional 280 apartments. Noting 168 Walker Street is currently under construction, which consists of retail shops, commercial offices and approximately 400 residential apartments and car spaces.

With the additional traffic in the area, there will be an increase in air pollution, road congestion and significantly affect road safety for local kids. There are seven primary and secondary schools in North Sydney; it is crucial to keep them safe and provide a kid friendly environment to nurture our next generation.

The location of 173 Walker will severely impact on sunlight and airflow to numerous apartments on 138 Walker Street. Most of the East facing apartments on 138 Walker Street currently enjoys the sunrise in the morning but this will be jeopardised by this development.

Due to the proximity of this development to existing apartments, privacy will be a major issue. If the development proceeds, the new residents will have direct sight to our living and dining room as well as our balcony. Privacy issues will apply to various apartments in our building and surrounding residents.

Our family has been living in North Sydney for 8 years and our daughter attends the local primary school. We call North Sydney our home and spend much of our leisure time in the area, making use of the bike lanes, as well as surrounding parks (including St Leonards and Doris Fitton parks). The proposed development does not sufficiently indicate any improvements to public amenities in the area, we feel the development will impose on the public spaces the community currently enjoys.

In conclusion, we object to the proposed amendment and sincerely hope the Council will consider our concerns and the foreseeable negative impact to North Sydney when assessing the development.

Yours Sincerely,

Dennis & Winnie