

From: [REDACTED]
To: [Plan Comment Mailbox](#)
Subject: 2020NH005-North Sydney-PP_2020_NORTH_004_00
Date: Wednesday, 4 November 2020 9:12:58 AM
Attachments: [image001.png](#)
[Diagram showing RL of proposed site greater than 229 Miller St.PDF](#)
[Current view from 1205, 229 Miller St.PDF](#)
[Built form page 23 - showing green light on view sharing.PDF](#)
[View impact based on proposed built form \(page 23\).PDF](#)

I do not want my name and address details to be made public.

Dear Sir/Madam,

Objection Regarding 173-179 Walker St & 11-17 Hampden Street, North Sydney

We recently purchased an apartment on [REDACTED] with views of Sydney Harbour. Building name [REDACTED]

We are concerned that our aspect shall be compromised by this new development, and our property devalued as a result. Indeed, many of the new apartment buildings on Miller St will be impacted in the same manner that have an easterly harbour aspect – 225, 229, 231 Miller St and 37 McLaren St.

We have included the following documents in support:-

1. RL of proposed site > than RL of [REDACTED]
2. Current photographic view from [REDACTED]
3. View impact
4. Built form submission (page 23) showing “green light” on “maximization of views”.

The Richard Lamb assessment report of August, 2020 disregards the impact on views for [REDACTED] (and adjacent sites). This is based on the development proposal for 41 McLaren St having a significant impact on the views, and subsequently nullifying the impact of a built form at 173 Walker St. From discussions with North Sydney Council, we understand the DA for 41 McLaren St has been rejected, on account of its impact on the Ward St precinct masterplan.

Kind Regards,

[REDACTED]

Director

BArch(sc), BBuild, MPM

[REDACTED]

[REDACTED]

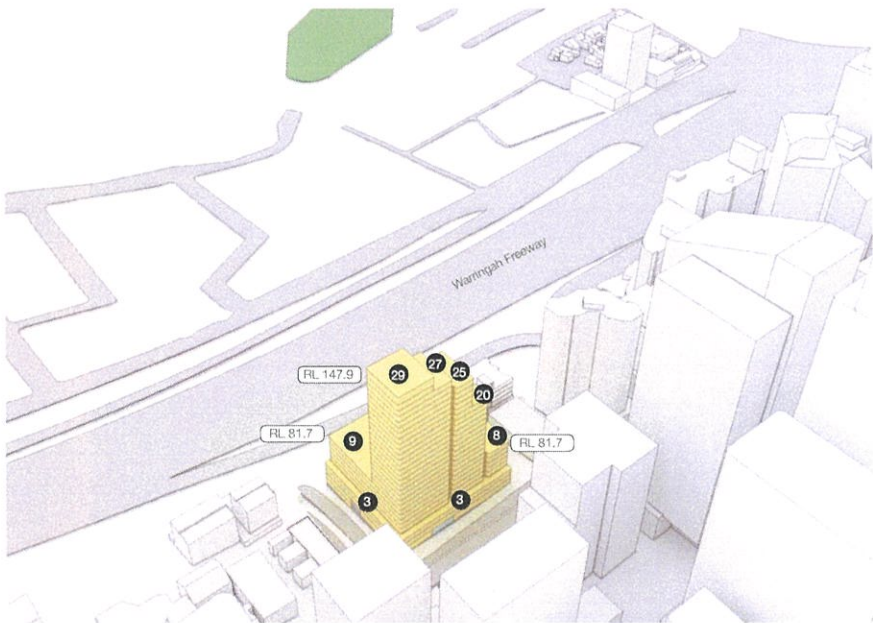
IMPORTANT:

The contents of this email and its attachments are confidential and intended only for the individual or entity named above.

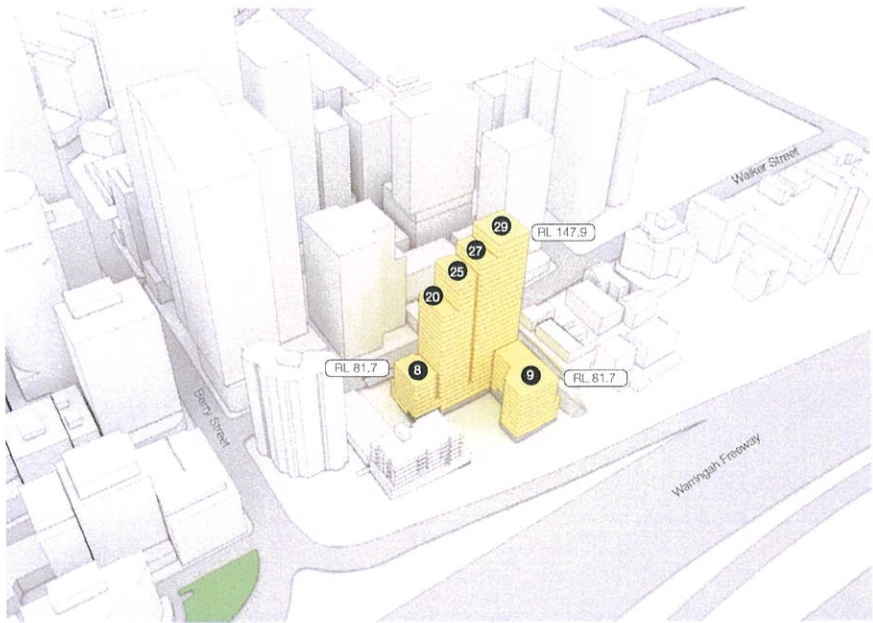
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2.4 Concept Design 2 Massing

DRAFT



Concept Design 2 - View 1



Concept Design 2 - View 2



Option Assessment	
Incorporation of properties on Hampden Street	●
Consolidation with properties on Hampden Street	●
Predominantly residential uses	●
Height transition to the east	●
Maximisation of through-site views	●
Shared vehicle and pedestrian access	●
Overshadowing minimised to the east	●
Provision of well connected open space	●

Council Design Recommendations	
No overshadowing of Doris Fitton Park	●
Height transition	●
Street wall	●



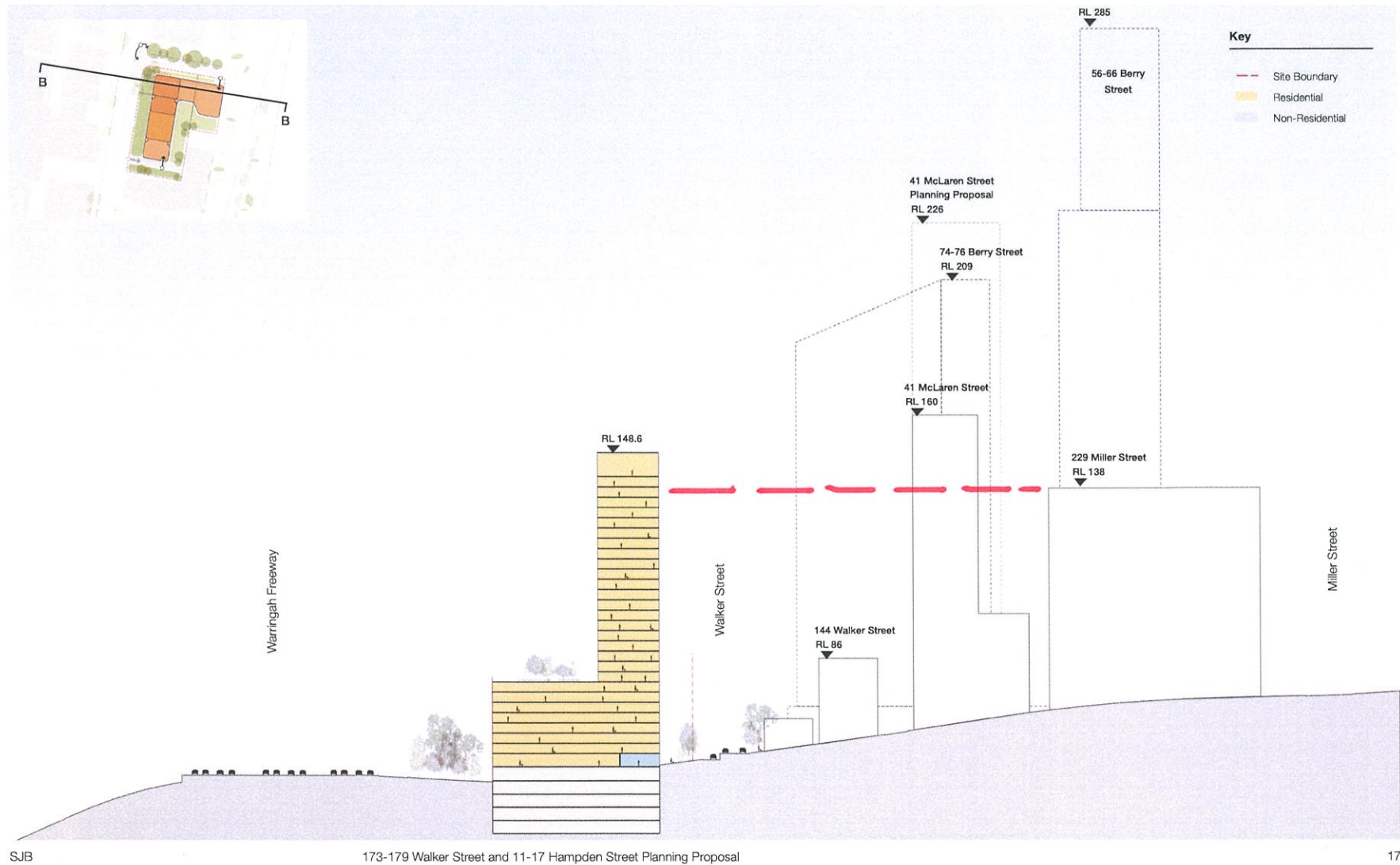
¹ DEVELOPMENT
SITE

CURRENT ASPECT FROM



Built Form Concept Design

2.4 Concept Design Section B





1

PROPOSED BUILT FORM CONCEPT
(PAGE 23) MAXIMISING THRU
SITE VIEWS