The Director, Key Sites Assessment Department of Planning, Industry & Environment. GPO Box 39, SYDNEY, NSW 2001 26/11/19

Dear Sir/Madam

## RE: SSD-8874 Mod 1 - Victoria Cross Over Station Development- Stage 1 Concept.

At this stage I wish to object to the development modification proposal on the basis of lack of adequate assessment of visual impact to the adjacent Alexander Apartments. I refer specifically to SEARS requirement item 6 that the EIS shall analyse the view impact from adjoining developments including the Alexander Apartments (previously known as Beaumonde Apartments) in Berry Street, North Sydney.

Appendix M - 'Views Visual Impact Assessment' prepared by Urbis assesses the impact to view lines on a limited number of apartments in Alexander Apartment building. I note that the view lines from apartments looking South-West are not significantly impeded, and on some level have been improved. However I am not satisfied that the North-West visual impact has been adequately assessed given that the modification has requested a reduction in the Berry Street setback.

The conclusion drawn on page 18 notes that the scheme is approvable as level 37 which is not useable space and this is the only north-west view line documented consequently

the impact on the lower levels are not considered. As a result it is difficult to assess the increased visual impact using the figures on page 39. The figures should be marked with the approved footprint and the proposed amended building envelope.

In addition to the above the Visual Impact report notes that the view impacts from the Alexander Apartments has been only partially assessed due to limitations in gaining access to and obtaining photography from some of the apartments. However, Appendix P - 'pre-consultation' report notes that only a phone call and email to the Alexander Apartment's building Manger had occurred. As an owner/resident I never learned about that approach. This is unsatisfactory and not in genuine effort to carry out consultation. As the development directly impedes on the owners of the apartments within the building accordingly I request that consultation be held with one on one briefing to apartment owners.

I request that the department review the increased North-West visual impact on the Alexander Apartments during the approvals process, and that further genuine consultation is conducted with the Body Corporate to determine the impact.

Further , whilst I understand it is not part of your brief at this stage, I will be monitoring regulations re construction hours so as to avoid middle of the night work which has been problem with the Metro construction to date.

Kind regards