From: edmund lo
To: Plan Comment Mailbox
Subject: Comments Submission for Planning Proposal : PP_2020_NORTH_004_00
Date: Thursday, 26 November 2020 4:36:55 PM

Dear Planning Panels,

My name is Edmund Lo, I am a local north sydney resident at 14 Hampden Street North Sydney, I am writing to you today, in response with my feedback and comments to Planning Proposal number; PP_2020_NORTH_004_00,
proposal Title: 173-179 Walker Street and 11-17 Hampden Street.

I am in objection to this Planning Proposal number; PP_2020_NORTH_004_00,
succinctly for the following reasons:

a) Excessive traffic into Hampden Street
The proposal introduce on hampden street a new entry to large onsite parking.
This will increase excessive car traffic into a small and narrow Hampden street,
not designed and suitable for such purpose.

b) Negative impact on street car parking for existing local residents
The proposal introduces on hampden street a new entry to large onsite parking,
which will remove 2 to 3 on street parking spots, which the existing local hampden street residents highly depends on.

The proposal also does not provide sufficient ratio of number of onsite parking (resident and visitors) to the number of apartments,
which will result with the proposal's apartment resident and visitors taking up the reduced number of onstreet parking,
further impacting existing local resident's onstreet parking amenity.

c) Negative impact on privacy
The proposal introduces large apartment block on hampden street, more than doubling that of the existing structure.
With the proposal's close proximity facing the row of heritage terraces on hampden street,
there is significant loss of visual privacy to the heritage terrace's residents, which is not reasonable.

d) Negative impact on noise/audio privacy.
The proposal introduces large apartment block on hampden street, more than doubling that of the existing structure,
as well as a entry to large onsite car park (with elevators),
With the proposal's close proximity facing the row of heritage terraces on hampden street,
there is significant impact of noise/audio privacy to the heritage terrace's residents, which is not reasonable.

e) Bulk and Scales
The bulk and scale of the development is large, specially removing 2 existing free standing single storey houses on hampden street,
which are rare structures in north sydney.
It would be more appropriate to leave these 2 existing single storey houses on hampden street, and the development be build around them. Much like how 3 terraces were kept on 138 Walker Street and the development was built around them, as a precidence.

I do believe there are non trivial issues and gaps in this proposal that negatively impact the local area of
hampden street neighbourhood, and the proposal have negative impact to the existing local residents that needs to be addressed.

Please do take this comment feedback into consideration for this proposal.

thank you and regards,

Edmund Lo
0419260370,