From: John Mariano
To: Plan Comment Mailbox
Subject: Planning Proposal Submission
Date: Wednesday, 4 November 2020 12:00:12 PM

2020SNH005 North Sydney PP 2020 North 004 00

I object to this proposal.

This proposal is arrogant and litigious. The proposal has already been dismissed by the NSLPP and by North Sydney Council (NSC). In addition, NSC is in the middle of an extensive study entitled Civic Precinct Planning Study which includes this area and for which many submissions are in the process of being considered. Therefore this proposal, among other things, is attempting to gazump that process.

Last year, NSC employed a Planning Consultant who in unison with the NSC Planning Department made conclusions and recommendations which were supported by NSLPP and NSC and that it not proceed to a Gateway Determination. How can the SNPP now interject in this process?

The proposal imposes upon many existing apartment buildings in Walker, Hampden, McLaren and Miller Streets. There is also a huge development of 441 Apartments underway at 168 Walker Street only metres from this proposal. Traffic in the are is already under pressure and traffic queuing at the Berry Street intersection (effectively Highway 1) is already evidenced. Unacceptable view loss occurs to many buildings including a spine of buildings on Miller Street.
The proposal is attempting to impose a high rise building in the centre of a natural valley which falls away towards Sydney Harbour. There should be no rezoning and building heights should respect immediate neighbours.

Other specific objections include:

• the indicative building typology does not adequately respond to the existing development controls which apply to the subject R4 zoning and also notes that the extent of view analysis is inadequate and requires further refinement;
• The requested heights do not provide an appropriate transition of building heights from the existing CBD development to across the subject R4 zoned land and the heritage area;
• contrary to the objectives of the R4 zone in that it will ‘compromise the amenity of the surrounding area or the natural or cultural heritage of the area’ and will not ‘ensure that a reasonably high level of residential amenity is achieved and maintained’;
• contrary to the provisions of NSDCP 2013 in relation to residential flat building development and the Area Character Statement for the Hampden Neighbourhood;
• inconsistent with a number of objectives and actions under the relevant Regional and District strategies applying to the land;
• not adequately demonstrate that it will not result in excessive overshadowing of adjoining dwellings;
• does not adequately demonstrate that it will not result in overshadowing of Doris Fitton Park;

• loss of views for surrounding apartments;
• the benefits of the Special Provisions Design have not been adequately demonstrated;
• the traffic information submitted does not adequately demonstrate that the proposal will not have an adverse impact on the local traffic network; and
• insufficient information has been provided in relation to the uplift in value from the proposed LEP amendments in order for Council to determine if the applicant's public benefit offer is reasonable."

Regards
John Mariano