From: Ray Kowal
To: Plan Comment Mailbox
Subject: 2020snh005-north Sydney-pp-2020-north-004-20
Date: Tuesday, 10 November 2020 3:57:41 PM

Dear Sir / Madam=
My Name
Roman Kowal
14/16 Hampden Street
North Sydney
2060
Phone 0414550461
Re: 2020SNH005-North Sydney =E2=80=93 PP_2020_North _004_00=20
=20

I strongly object to the proposed development amendments for 173-179 =
Walker Street and 11-17 Hampton Street.=20
=20
My objections include all of the points detailed within the independent =
report provided by Brett Brown, Director at Ingham Planning Pty, =
PP03_173-179_Walker_Street_11-17_Hampden_St (available on the North =
Sydney Council web site). More Specifically my objections are;=20
=20
=20
* 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 =
=E2=80=98compromise the amenity of the surrounding area or the natural =
or cultural heritage of the area=E2=80=99 and will not =E2=80=98ensure =
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.
*
* Loss of views, pleasant outlook and aspect from our complex.

quality of living, aspect and views be adversely effected, we believe it =
will have a significant negative value o
our complex. I note that this has not been taking into consideration or =
reviewed in any of the supporting documentation for this proposal. The =
ward street present is slowing becoming similar to suburbs you will see =
in China.=20

* 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. In addition the previous and current proposal does not take =
into consideration the new development at 168 Walker Street, future =
development as outlined the re-zoning and =E2=80=9Cvision=E2=80=9D for =
North Sydney CBD and the ward as well as the current traffic generated =
from parents dropping off children at the Wenona school (also in Walker =
Street) .

* Walker street, north of Berry Street including West street is a =
=E2=80=9Ccar park=E2=80=9D from 7am till about 9am and remains heavy =
during the day. It is not unusual for our residents not only wait over 5 =
minutes to exit our complex but then sit idle for a considerable time on =
Walker street trying to get access to the freeway and North Sydney CBD. =
(For your information the light signals on the intersection of Walker =
and Berry have a green timer of 6 seconds for south bound traffic.=20

* 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=E2=80=99s public benefit offer is reasonable.
I note that the NSW planning Panels letter dated 28th October, (not =
delivered till a week later perhaps due to Australia=E2=80=99s post =
logistical and delivery issues) provide a time frame of just 4 weeks =
=E2=80=93 effectively three to consider and respond to such an =
significant and important issue. I have also been made aware that not =
all the owners in our complex received the letter. There remains =
considerable doubt that all residents who will be affected have been =
made aware of this development and are therefore locked out of this =
process.

The current site planed for development is at this point of time
Affordable rent and housing what is the state governments
Do provide an alternative
There is a number of well-developed trees and lovely plants and scrubs'
Will they stay and if not will they be replaced
I have lived in this area for 35 years and believe your aim is to change
The soul of this beautiful suburb which I call home
I have been made aware the north shore council was against tis
Proposal at least they have our best interest in mind

I am still waiting clarification on a number issues from the Planning =
Panels. I find this unreasonable and unjust for the residents who reside =

within North Sydney that the NSW government is meant to represent.
In conclusion I STRONGLY OBJECT to the amended proposal 2020SNH005 =
=E2=80=93 North Sydney =E2=80=93 PP_2020_ NORTH_004_00 and remain very =
frustrated that the original proposal was approved in the first place.
Roman Kowal
10/11/2020
Ps all correspondence on this matter I would appreciate by mail
Thanking you