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To: Plan Comment Mailbox
Subject: FW: Planning proposal submission - Plan Ref 2020SNH005
Date: Wednesday, 25 November 2020 4:54:03 PM

Property: 173-179 Walker Street and 11-17 Hampden Street, North Sydney

Thank you for the opportunity to comment on Planning Proposal for 173-179 Walker Street and 11-17 Hampden Street, North Sydney.

I object to the planning proposal.

I commend you on the comprehensive nature of the document.

I live at 2 Hampden Street and currently enjoy the amenity and quality of life living in my own residence a stone throw from the North Sydney CBD. This is and will change as North Sydney continues to develop. The current planning proposal and other nearby proposals and development will surround the Hampden terraces with high rise apartments including up to 20 stories on the corner of Hampden and Walker Streets and over 20 stories at 168 Walker Street. Development under the Ward Street master Plan will also increase the number of local towers. This will enormously reduce the Hampden terraces residents' amenity, quality of life and resale value.

Apparently North Sydney average prices dropped by 2% last year – a glut on new apartments across the road and at the SAP building may short term provide too much stock, further devaluing the terraces.

Impact of nearby development

The Hampden neighbourhood is small number of locally designated heritage building isolated among increasing high rise development on all sides. Any locality features justifying a heritage designation have already disappeared (eg Walker Street sandstone wall highlighted as heritage in the planning proposal is now sprayed concrete) or will under continuing development.

The rezoning of properties near the Hampden Terraces to 20 stories & 2 x 8 Story residential/retail/commercial buildings:

- Create a significant overhang & remove any privacy we enjoy in our courtyards,
- The proposal to create access to the new commercial and residential through an entrance at the bottom of Hampden (approx. where No 11 and 13 Hampden are) will vastly increase traffic & noise 24 hours a day
- Impact to parking
- Walker Street traffic flow & congestion
- Likely damage (plus noise) to the Terraces as excavation works commence (I think we all hear/feel the jackhammering from the SAP building).

Any development across the road should be limited in size and scale, and not approved unless traffic access along Walker and into Hampden designed to reduce car traffic on Hampden, provide substantial green space, limit retail to reduce foot traffic and noise which will impact residence, and finally provide designated residents parking.

There is an alternative that can meet the principles and actions of the Civic Precinct and Surrounds Planning Study (formerly Northern CBD Planning Study) where the proposed development would fit in. The following proposal meets the principles of the study;

- 4.Manage growth and ensure development is of an appropriate scale and character
- 6.Increase public amenity within the precinct
- 7. Integrate open spaces into the Green link network
- 9. Promote a varied network of small business next to the CBD
- 10.Promote housing diversity and affordability
- 11. Advocate design excellence and sustainability in new buildings and the public domain

It also meets a number of the key actions from the study
1. Create more jobs and housing opportunities near the Metro
3. Support small to medium sized business growth
4. Preserve heritage; add value
8. Improve public open space

Proposal

The Hampden terraces are bordered by 185 Walker street (also heritage listed) and a block of apartments at 16 Hampden Street (called the Hampden Area). I estimate that less than 80 people reside at the 3 locations which together sits on approximately 3000 sqm of land (about 37 sqm per person). By contrast 168 Walker Street will have about 1200 residents on 4000 sqm (about 3.3 sqm per person). The combined site under the planning proposal will have around 100 residents. The Hampden Area is less than 200m from the new Metro entrance. And 150m from the North Sydney CBD. A Hampden Area rezoning could produce a landmark development giving residents breathtaking and uninterrupted views of Sydney harbour within a short walk of the new station and North Sydney CBD. It is one on the last locations available for North Sydney to meet its growth target under the in the Metropolitan Plan by the Greater Sydney Commission adjacent to both the CBD and a metro station.

A development of the Hampden Area would allow Hampden Street to be converted into a park which could be enjoyed by all residents of Walker Street existing and proposed apartments.

A properly considered redevelopment of the Hampden Area will including the proposed development would meet the goals of the Civic Precinct and Surrounds Planning Study (formerly Northern CBD Planning Study).

- 4.Manage growth and ensure development is of an appropriate scale and character
    - It will also help meet the growth target in the Metropolitan Plan by the Greater Sydney Commission
- 6.Increase public amenity within the precinct
    - Including the creation of a park will add to the public amenity
- 7. Integrate open spaces into the Green link network
    - As above
- 9. Promote a varied network of small business next to the CBD
    - Assisted by proposed development
- 10.Promote housing diversity and affordability

Increased housing close to CBD and new metro

- 11. Advocate design excellence and sustainability in new buildings and the public domain
    - Site has unlimited potential for design excellence
- Create more jobs and housing opportunities near the Metro
    - Add housing for up to 800 new people
- 3. Support small to medium sized business growth
    - Give further opportunities for additional businesses adjacent to park or utilising harbour view
- 4. Preserve heritage; add value
    - Take pressure for further development away from existing heritage conservation areas
- 8. Improve public open space
    - By creating a new park

Comments on Appendix 2 -Civic Precinct Heritage Assessment - Civic Precinct and Surrounds Planning Study (formerly Northern CBD Planning Study)

The Hampden terraces are designated local heritage items in the LEP 2013. In Appendix 2 -Civic Precinct Heritage Assessment the heritage listing for the Hampden terraces is based on a statement of significance. It says "An example of a two storey brick terrace house in the Federation Filigree style. Part of Hampden Street Terraces Group". There is no further justification, I can find.

There is no reference to no reference in the document to No's 11, 13 and 15 Hampden which were built at a similar time and conveniently left out.

In other parts of the report it reads more like a heritage marketing brochure than a serious study. On page 17 when talking about Characteristic Building, Identity or Icon of the Hampden Neighbourhood it highlights the 'Sandstone wall in the middle of Walker St, North Sydney Club and Warringah Expressway'. None of these would seem a justification for calling the area a heritage locality. The Sandstone retaining wall was demolished and is simply a concrete sprayed retaining wall with no heritage significance.

On page 18 when looking at views from each describing views and vistas from the Hampden Neighbourhood the report highlights the need to 'Maintain views of Kirribilli and the Harbour from Walker Street' and 'Strong vista along Walker Street to southern part of CBD'. The authors should be aware that there are no views to maintain from the Hampden Terraces as the intervening trees are too high. A CBD vista is hardly a justification for maintain a heritage listing as the vista would be enjoyed by any building.

On Page 19 the report is again misleading 'The Hampden Neighbourhood features sandstone walls and substantial gardens along Walker and Hampden Streets, and generally consists of early and original residential development that complements the topography of the area.' I know of 1 sandstone wall and I am not aware of any substantial gardens.

Recommendation

The proposed development only works if the Hampden Area is rezoned to take advantage of the

natural topography and vistas in a manner consistent with the principles and actions of the planning study.

It would be more beneficial to all residents if the heritage status was removed to make way for a wider development footprint (lower in height) which could allow for walker street traffic bottle neck to be properly addressed, elevated public park with harbour views, opportunity to include some low-cost housing, sufficient underground parking facilities and on a scale developers can make a suitable return without having to block the skyline.

Regards

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