From:	Robyn carle
To:	Plan Comment Mailbox
Subject:	2020SNH005 - North Sydney - PP_2020_North_004_00
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Sent from myMail for iOS

Please refer to attachment for my response to planning proposal

2020SNH005 - North Sydney - PP_2020_North_004_00

Yours Sincerely

Robyn Carle

2020SNH005 - North Sydney- PP_2020_North_004_00 the proposed development amendments for 173-179 Walker Street and 11-17 Hampden Street

My name is Robyn Carle, I'm an owner and resident at 138 Walker Street North Sydney 2060.

I strongly object to the amended proposal

2020SNH005_North Sydney_PP2020 North 004 00 for the following reasons.

1. Proposed Plans by developer rejected 3 times

Twice by North Sydney Council (NSC) and by the Sydney North Planning Panel. The rejection decision of the North Sydney Councillors was unanimous on both occasions. The rejection decision by the Sydney North Planning panel on 11 April 2018 was also unanimous.

2. Traffic Issues

A. The traffic information submitted does not take into account the extra traffic pressure that will result from new apartments occupied since, new apartments under construction and new apartments approved by NSC since 2017. Especially, the massive development underway at 168 Walker street, 415 new apartments under construction.
B. The proposal does not take into account the increased Walker Street traffic that will be caused by work on the realignment of the Warringah Freeway and the construction of the Western Harbour Tunnel ramp adjacent to the site
C. From 2021 Marist College North Shore will become co-educational. The student population is forecast to grow from 800 to 2,000. This school is only approximately 1 Km away from the site. The proposal does not take into account the extra traffic the much larger school will create. There is already high traffic volume created by parents dropping off children at Wenona College in Walker Street.
The traffic along Walker, McLaren and Ridge streets is already becoming gridlocked during the morning and afternoon peak time traffic.

3. Loss of Sunlight

My East facing apartment only receives sunlight during the morning. This proposal will take away precious sunlight.

4.Loss of Views

My views are prized and are of high economic value and mental benefit.
Previous NSC assessments of the Avenor proposal found to be non-compliant. New developments are to adopt view sharing principles with existing developments on the

western side of Walker Street. Maximum height of 8-storeys for commercial buildings along Walker Street. This will allow for view sharing principles and also will provide smaller tenancies and floorplates to support small and medium businesses on the fringes of the CBD.

5. Loss of Privacy

The proposed development will result in a loss of privacy on my balcony and the buildings common pool area. This will impact severely on my quality of living.

6. Over supply of Apartments

NSC LGA is already ahead of the dwelling targets set by the NSW State Government for 2036. There are a lot of developments under construction or approved for construction. The East Walker Street proposal will only contribute to a glut of apartments in a small area.

7. Overshadowing

There will be excessive overshadowing of adjoining buildings.
The overshadowing of Doris Fitton park has been a concern of past NSC assessments.

8. Wind Tunnel Effect

The proposal's structures will intensify the winds that flow from Neutral Bay and the Harbour. This will make balcony use impossible on windy days, even more loss of my amenity.

9. Economic Loss

Loss of sunlight, views, privacy and apartment over supply will severely
devalue my apartment and make an uncaring developer richer.

10. Development poses a fire risk

In December 2017 NSW Fire Trucks had major problems responding to a smoke alarm during the afternoon peak. This East Walker Street high density proposal presents a real fire risk to the residents and surrounding properties. There is only one narrow lane in and out of the site. Another reason why this site does not have any development merit.

11. Transition of Building Heights

The NSC Civic Planning Study states that the step-down approach from Ward Street to the Warringah Freeway is to provide more depth and breathing space to the CBD when seen from afar and allow for view sharing principles to be adopted in relation to existing developments on the western side of Walker Street.

The Avenor proposal totally disregards this planning outcome

I hope that the panel does not approve the Amended Proposal 2020SNH005 _North Sydney 2020 NORTH 004 00.

I strongly object to this proposal.

Yours sincerely

Robyn Carle