From: Mark Levitt
To: Plan Comment Mailbox
Subject: 2020SNH005 - North Sydney - PP 2020 North 004 00.
Date: Wednesday, 11 November 2020 5:32:31 PM
Attachments: Objection Submission_173-179 Walker Street.docx

Dear Sir/Madam

Please find attached an objection to the above planning proposal.

Regards

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4 November 2020

To Whom It May Concern

Re: Planning-proposal-3-19-173-179-walker-street-11-15-hampden-street-north-sydney

I wish to register my strenuous objection to the planning proposal *2020SNH005 - North Sydney - PP 2020 North 004 00.*

Given that this proposal has been comprehensively dismissed on numerous grounds by the North Sydney Council, it is unfathomable that the developer can just circumvent the process undertaken and present this travesty to a state based entity that has no knowledge, understanding or interest in its impact on the community.

The decision presented by North Sydney Council in August 2019 followed from an exhaustive evaluation process. The eleven points for dismissal are listed below;

"The Panel generally endorses the Planning Consultant's conclusions and recommends to the Council that it not proceed to a Gateway Determination for the following reasons:

• 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."

The affected area and its surrounds have numerous heritage listings. The impact on these listings is now being ignored.

By overriding the authority of North Sydney Council, a development of this sort undermines all the planning currently underway for the Civic Precinct.
What is the point the point in having a Council if it has no authority and is unable to act in the interests of its ratepayers?

The area is already subject to significant development. A 441 unit apartment block is being erected at 168 Walker Street. This is literally meters from the proposed development.
The local infrastructure, already struggling with existing volumes, will be unable to cope with a further sharp increase in population density.
Roads are already highly congested. There is also significant foot traffic in the area, many of these pedestrians being school aged children. A number of near accidents have been narrowly avoided.
An increase in vehicular and pedestrian traffic in an already highly congested space will only lead to further degradation of this environment.

This proposal will also run completely contrary to the topography of the area. The proposed location of a high rise building interrupts the natural slope towards Sydney Harbour.
This natural topographical slope has been respected on the opposite side of the valley.

This submission reasserts that there should be no re-zoning and specifically, building heights should not exceed those of existing and neighbouring buildings.

Yours faithfully

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