From:	Paul McWilliams
To:	Plan Comment Mailbox
Subject:	2020SNH005 - North Sydney - PP 2020 North 004 00
Date:	Thursday, 26 November 2020 1:15:56 PM
Attachments:	Heritage - Development Objection 20 11 26.pdf

Please see attached submission in respect of proposed developments of 173 - 179 Walker Street and 11 - 17 Hampden Street.

Regards
Paul McWilliams

26 November 2020

Planning Panels Secretariat
Locked Bag 5022
PARRAMATTA NSW 2124

Email: PlanComment@planningpanels.nsw.gov.au

Dear Sir/Madam

RE: 2020NH005 – North Sydney – PP 2020 North 004 00

I am writing to object against the proposed developments at 173 – 179 Walker Street and 11 – 17 Hampden Street, North Sydney. Together with my wife, Siew Ling McWilliams, I own and reside at 150 Walker Street, North Sydney, directly opposite the site of the proposed developments.

The grounds on which I oppose the proposed developments are as follows:

- The proposed developments are entirely out of character with its location. Walker Street north of Berry Street is a tree-lined avenue with several heritage buildings. Existing multi-storey buildings on that part of Walker Street are sympathetic to these features. The sheer scale of the proposed developments would dwarf other buildings on the street and likely result in the destruction of many of the heritage buildings and the loss of much of its leafiness.

- The gigantic scale of the proposed developments would create a permanent sun shadow over much of the western side of Walker Street between Berry Street and McLaren Street. This would be to the substantial detriment of existing residents of properties in that part of Walker Street.

- The proposed developments are unnecessary to achieve the laudable State objective of increasing population density in inner city suburbs. That objective can be well achieved within the current zoning limitations. North Sydney already has numerous residential apartment buildings. This includes towers higher than 20-storeys situated adjacent to commercial high-rise buildings (eg on the southern side of Berry Street and on the Pacific Highway). The population density of North Sydney is already increasing. However, as a suburb, it has limited capacity in terms of other supporting infrastructure, most notably local roads.

- Walker Street and Hampden Street will not be able to cope with the very substantial increase in road traffic resulting from the proposed developments, both during construction and following after full

occupancy is achieved. Both streets allow only single lane traffic in either direction and have little or no room to be expanded to accommodate a greater flow. During morning peak times traffic on Walker Street often banks back as far as Ridge Street. McLaren Street is already used as an “escape route” to reduce some of the traffic heading south on Walker Street but it is also has limited capacity and is often banked back from Miller Street. Given that the proposed developments would result in almost 300 new residential apartments, it is clear that there would be an unsustainable increase in traffic.

- The North Sydney Council has previously rejected the proposed developments. This is not a case of an “anti-development” council frustrating worthy change. The North Sydney Council has actively supported many other multi-storey developments in the area so clearly has an holistic view of what is in the best long term interests of owners and occupiers of both residential and commercial buildings in North Sydney. The Planning Panels Secretariat should respect that position.

Yours faithfully

Paul McWilliams
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