From:	Wendy Gett
To:	Plan Comment Mailbox
Subject:	objection to planning proposal - 173-179 Walker St and 11-17 Hampden St North Sydney
Date:	Tuesday, 24 November 2020 10:42:19 PM

To: NSW government planning panel

Re: Planning proposal - 2020SNH005-PP_2020_NORTH_004_00

Dear Sir/Madam

Please see attached Word Document re my objection to the planned proposal and also a short clip of a recent traffic incident

with sincere regards

Dr Wendy Nightingale OAM
1110/138 Walker St
North Sydney 2060

Cc **The Hon Gladys Berejiklian MP, Premier:**

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The Hon Rob Stokes MP, Minister for Planning and Public Spaces:

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State Member for the North Shore, Felicity Wilson MP:

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NSW Shadow Minister for Planning and Better Living, Adam Searles MP

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Federal Member for North Sydney, Trent Zimmerman MP:

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33 KB

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IMG_7188.mov

23.3 MB

November 2020

RE planning proposal 2020SNSHOO5 – North Sydney – PP _2020_NORTH_004_00

I strongly object to this planning proposal and ask you to consider the detrimental effects that will incur if height limits are lifted in this unique part of Walker St, North Sydney.

Please do not allow the height restrictions to be lifted and do not grant wealthy developers the incentive to build even more high-rise towers that deprive citizens of their right to live in a safe and joyful environment where sunlight is already a scarce commodity, one's privacy is already challenged and traffic congestion and pollution are a significant safety issue.

LOSS OF HERITAGE and SENSE OF COMMUNITY
The proposals to alter the height limits of 173-179 Walker St and 11-17 Hampden St in North Sydney will have a significant negative effect on their residents and workers. North Sydney is sadly losing its history and sense of community and any alteration in height restrictions of this tiny pocket of Walker St will compromise the area even further. I implore you to find architects and developers who are interested in enhancing the present heritage and streetscapes of North Sydney with the provision of more sunlight and less road traffic.

TRAFFIC
This area of Walker St is unlike the Pacific Highway and Miller St in North Sydney.
173-179 Walker St is a narrow road and is situated at the existing heritage wall that divides the road.
It is already groaning with desperate traffic problems and any further increase in population or road traffic will exacerbate these problems and endanger those who live and work in the area. Some of the issues to consider include the following:

- Traffic to Hampden St is already compromised (we have witnessed amazing incidents –fire trucks reversing to access Hampden Ave so that they have ease of exit: other emergency vehicles including ambulance and police have employed this similar technique - please see attached video of a recent incident)
- Proposed changes in allowing height restrictions to be lifted in this unique area will likely see even more high-rise dwellings that will further compromise traffic flow and more importantly compromise safety to pedestrians and motorists
- There is already poor vision from exiting carparks
- Heavy traffic at peak periods means a trip south from Ridge St to Berry St may take a slow 20 minutes!
- Traffic pollution is always an issue

LOSS OF SUNLIGHT
This is an area where the pedestrian is already shaded for most of the day and conditions on the ground can be depressing for dwellers and workers alike. I reject the argument that the developers propose that further towers of 20+ floors, particularly in this narrow strip, will not have a detrimental effect due to shadowing. One does not need technical drawings to realise the effect tall buildings have on shadowing and loss of sunlight

WIND TUNNELS
This is an area where the wind factor can be particularly unbearable in most seasons.

QUALITY OF LIFE
This is an area where presently there stands properties that are heritage worthy – buildings that represent our history – these buildings will become dwarfed by proposed towers. The area will be a depressing place to live and to work and to play - the loss to quality of life will be immense.

LOSS OF VIEWS

This is an area where residents purchased properties with views - whilst some might say that views are 'not a right' their protection was certainly a key factor when keen buyers did their due diligence and trusted the information from North Sydney Council that property standing on 173-179 Walker St was limited to a height level of 12 metres, under the NS LEP 2013. The council have been very supportive and understanding of this location and have rejected similar planning proposals to 173-179 Walker St because the councillors are well aware of the damaging effects these changes will incur at this unique site.

One recognises the need for the Metro to get maximum patronage and applaud the overall initiative but by allowing a change in the height restriction with the view to building even more high-rise towers without due consideration being given to the impact on local residents is unconscionable. Proposed lifting of height restrictions and thus the allowance of even further high-rise developments that will surround properties on all sides will leave a negative legacy for local residents. I feel the Victoria Cross Metro station will not be used as intended but as a hub to escape from a choking, lack lustre and characterless place that sadly lost its way.

Again, I ask you to not allow these height restrictions to be altered and reject this planning proposal

Sincerest regards

Dr Wendy Nightingale OAM