From:	barry@asiatoday.com.au
To:	Plan Comment Mailbox
Subject:	Ref: 20205NH005 - North Sydney - PP_2020¬_NORTH_004_00
Date:	Thursday, 26 November 2020 11:59:50 AM
Attachments:	Document3.docx

November 26, 2020

Kim Holt
Project Officer
Planning Panels Secretariat
Locked Bag 5022
Parramatta NSW 2124

Email PlanComment@planningpanels.nsw.gov.au

Ref: 20205NH005 – North Sydney – PP_2020_NORTH_004_00

Dear Sir/Madam,

Re: 173-179 Walker Street/11-17 Hampden Street development

I write to object to the planning application submitted by developers for 173 Walker Street, North Sydney.

As an owner and resident of 171 Walker Street, I am already grappling with the realities of the coming noise, traffic and construction impact of the Western Sydney Harbour tunnel project, for which an entrance is to be created in the slip road directly adjacent to our property, and for which Transport NSW is currently offering residents noise abatement measures.

The lengthy construction period will culminate in increased traffic volume and noise in Berry and Walker Streets as Berry Street becomes a major feeder lane to both Sydney Harbour Tunnel and Westconnex.

Walker Street itself will become a gridlock, feeding from the new metro line exits at Miller and McLaren Streets and from the closure of Miller Street between Berry Street and Pacific Highway.

Miller Street can expect to be jammed from Cammeray to North Sydney due to new traffic arrangements on the Pacific Highway (pop-up bike lanes), a new pedestrian mall in Miller Street itself from Berry Street to Pacific Highway, and the new metro passenger traffic flow compounding existing congestion around the many school complexes housed in the immediate precinct.

The mix of new elements will severely curtail traffic access from the north into Walker Street from Miller, Ridge and McLaren Streets, left from Walker Street into Berry Street, and left from Walker Street into either McLaren or Ridge Streets.

Residents trying to access or exit the proposed complex at 173 Walker Street will be left stranded at the kerbside or on the harbour bridge as they try to negotiate into the single lane allowed by the heritage wall straddling Walker Street immediately in front of their development.

I don't even want to visit the traffic chaos likely to occur as bus services try to loop around Cammeray/North Sydney on and off the Harbour Bridge when the Pacific Highway is being strangled by bike lanes. That's someone else's fight. But is anyone listening?

North Sydney has changed since a redevelopment of 173 Walker Street was proposed in 2018, and such development of the site is no longer feasible. Zone it 'heritage' to complement the heritage wall.

The development as proposed would severely impact Century Plaza residents, in terms of privacy, shadowing and general amenity. The same applies to other adjoining properties. Access to the site for emergency vehicles would be a major problem, creating risk for immediate precinct residents. Access to the site for construction itself would be a nightmare around the heritage wall, bringing further traffic problems.

No dilapidation report, no noise report, no current traffic projections are on offer by the developers or Government authorities to support the 173 Walker Street proposal. Lack of planning detail and consultation surrounding both the WHT tunnel project and the 173 Walker Street proposal is inexcusable, as is the timeframe given for objections.

Given the high-density developments that have been permitted in the immediate Walker/Berry/Miller Street areas over the past two years, it is time for Government to erect the "house full" sign in this North Sydney precinct.

Sincerely

Barry Pearton

59/171 Walker Street

North Sydney NSW 2060

November 26, 2020

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Planning Panels Secretariat
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