From:	John Prentice
To:	Plan Comment Mailbox
Subject:	2020SNH005 - North Sydney - PP_2020_North_004_00
Date:	Tuesday, 24 November 2020 10:07:10 AM
Attachments:	Letter of Objection NSW Planning Panel East Walker Street.pdf

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Good morning,

Please refer to the attachment for my submission objecting to:

2020SNH005 - North Sydney - PP_2020_North_004_00

It is an unacceptable overdevelopment of a site that is inappropriate. It will adversely impact on our community.I hope the panel rejects this proposal.

Regards,

John Prentice

Sent from my iPhone

Begin

Objection to amended proposal

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

Dear Madam/Sir,

My name is John Prentice. I was born and bred in North Sydney, I'm an owner and resident of Walker Street and actively work as Chair of the Stanton Precinct.

I strongly object to the amended proposal:
2020SNH005 - North Sydney- PP_2020_North_004_00

The plans proposed by the developer Avenor for this site has been rejected three times since February 2018. 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.

The Sydney North Planning Panel found that the planning proposal as submitted **did not have site merit due to concerns in relation to height, lack of consolidation, overshadowing, access and traffic.** The Developer Avenor was encouraged to work with NSC to achieve an acceptable community outcome. Avenor has decided not to work with NSC by submitting this rejected proposal again.

North Sydney Council is in the process of completing an extensive Civic Precinct Planning Study. The Civic Precinct includes the 173-179 Walker Street and 11-17 Hampden Street site. The objective of NSC is to achieve an acceptable community outcome.

The NSC and the community vision for **Civic Precinct is that the Civic Precinct will be a modern, connected, and attractive Civic & Educational Campus with a strong network of pedestrian links and open spaces, a low-scale village feel, and a leafy appearance**.

The junction of Hampden and Walker Streets (in the shadow of this development proposal has been classified as a **valued place** due its significance as a **Heritage Conservation Area** (HCA).

The Civic Precinct Study has documented 5 Community Priorities.

Community Priority #1 The precinct's heritage value is conserved.
Community Priority #2 The village feel, and civic character of the precinct is respected.
Community Priority #3 Parks and public spaces are highly valued for both active and passive recreation and should be protected.
Community Priority #4 The access, safety and amenity of local streets is improved.
Community Priority #5 The scale and design of new development is carefully managed.

Community Consultation
Two community workshops were held in late November 2019. I attended one of these workshops in my capacity as Chair of the Stanton Precinct. The workshops were advertised through the Your Say website. Council also invited key stakeholders, initial consultation participants and representatives from each of the Precinct Committees to attend the workshops.

During the workshops, participants were asked to take part in activities.
Activity 1 - Identify 'Considerations' and 'Initiatives' under 'Community Priority' areas identified in Stage 1 consultation
Comments raised by participants:
• Controlling development type including height, location and character
• Traffic congestion (now and in the future)
• Protection and management of existing parkland and the need for more smaller parks
Activity 2 - Comment on the preliminary Urban Design Principles
Comments raised by participants:
• Controlling development type including height, location and character
• Desire for the promotion of housing diversity
• Ensuring any future development provides public benefits
Activity 3 - Discuss and identify the types of development that might be acceptable based on precedent images provided.
Colour coded dots signifying building heights were used to indicate the locations, types and scales of development that might be acceptable to attendees in the study area.

As stated previously all of this hard work by the community has been rejected by Avenor. Instead, they have chosen to use the Coronavirus Pandemic to bypass robust NSC planning initiatives with the support of the Urban Taskforce.

Coronavirus: bid to fast-track $26.7 billion worth of 'shovel-ready' development

Jake McCallum, State Political Reporter, News Local
April 16, 2020 11:20am

An extensive list featuring some of NSW's most controversial development applications — worth more than $26.7 billion — could be fast-tracked by the State Government during the COVID-19 economic crisis.

A submission by Urban Taskforce Australia chief executive Tom Forrest revealed NSW Treasury economic strategy executive director, Michael Gadiel, requested a list of "shovel-ready" projects to be fast-tracked as a way of "getting the NSW economy through the COVID-19 economic recession".

I ask the panel to take note of the quotes from the Planning Minister, Mr Rob Stokes about this submission by Urban Taskforce. (The East Walker Street proposal by Avenor is on the list).

Planning Minister Rob Stokes said although the government was redirecting resources to prioritise and fast-track the assessment of projects, **"this process is not about approving projects without merit"**.

"This is about identifying the best projects to promote jobs and opportunity in the right places for the people of NSW, through the same stringent safeguards and community consultation that ordinarily apply," Mr Stokes told News Local. (April 16, 2020)

Planning principles and decisions that deliver good community outcomes should never be abandoned because of opportunistic developers motivated only by super profits that are taking advantage of a

Global Pandemic that has already caused major problems for the community in terms of economic loss and mental health issues.
I would now like to discuss detail my specific objections about this proposal that will adversely affect my amenity and wellbeing.

Traffic Issues

1. 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.
2. 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
3. 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.

Loss of Sunlight

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

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.

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.

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.

Economic Loss

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

Overshadowing

There will be excessive overshadowing of adjoining buildings.

The overshadowing of Doris Fitton park has been a concern of past NSC assessments. This development proposal has not addressed this concern.

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.

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.

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.

The North Sydney LGA community favours housing diversity. The East Walker Street – Hampden Street site is a treasure trove of architectural styles. This is a Heritage legacy that must be protected for future generations.
In two adjacent streets we have buildings from the Victorian, Federation and Californian Bungalow periods. Unfortunately, 4 of the buildings from the Californian Bungalow Period (1920s) are to be demolished to enable this development proposal to proceed. In 2013 these buildings were removed from the NSC Heritage register. The North Sydney LGA has less than 7% of buildings still standing that were built before 1930. Demolishing rare buildings of 1920s vintage is architectural vandalism and a loss of our proud heritage.

The developer Avenor has rejected all of the large number of issues the community has about this proposal and has not considered the planning guidelines of NSC. They boast about some mythical concept of strategic merit. This is “sales speak” to paint over the only real objective Avenor has, that is **super profits**. They are using the COVID-19 Trojan Horse to facilitate their avarice and greed instead good community outcomes. They don’t care about the severe stress, mental health issues and the huge loss of amenity of North Sydney residents.

I hope that the panel **rejects** the **Amended Proposal 2020SNH005 - North Sydney- PP_2020_North_004_00**

Yours sincerely,

John Prentice
901/138 Walker Street
North Sydney NSW 2060