From:	Jan Stevens
To:	Plan Comment Mailbox
Subject:	Planning Proposal Submission - 2020SNH005 - North Sydney - PP_2020_NORTH_004_00
Date:	Tuesday, 24 November 2020 8:16:00 PM
Attachments:	North Sydney Planning Panel - 2020SNH005 - North Sydney - PP_2020_NORTH_004_00.docx

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Jan Stevens
20/16 Hampden Street
NORTH SYDNEY 2060
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Dear Sir / Madam

Re: 2020SNH005 - North Sydney PP_2020_NORTH_004_00

My name is Jan Stevens, Secretary of the Owners Corp, Hampden Court, 16 Hampden Street, NORTH SYDNEY and long-term resident of North Sydney. I write to express my strong objections to the proposed development amendments for site at 173-179 Walker Street and 11-17 Hampton Street (East Walker Street Precinct)

I understand that with the new railway that there is a commitment for the provision of additional mixed use residential and commercial buildings to meet growth and employment targets within the North Sydney CBD. I have taken considerable interest in the North Sydney Council planning strategies and have been prepared to put up with some short term pain in order that those plans come to fruition. However, I have now come to believe that our small precinct is under siege. North Sydney Council speaks of a vibrant community. It is not - it is a vibrating community. The word on the street is that North Sydney is changing and we don't like those changes - this can be observed by the number of real estate agents placards festooning the pavement on a Saturday morning. COVID19 restrictions have convinced many businesses that a workforce that is able to work in a flexible arrangement is a happy workforce. So who is going to take up this new office space. Who is going to move into these new luxury apartments? We are likely to see a domino effect with those apartments having been negatively impacted being devalued with property prices falling and a plethora of short term residents moving in with the contingent factors of diminished maintenance. I hardly think that the new railway line is going to be such a magnet as currently most businesses are struggling and many closed down, especially those smaller businesses - the ones that really add character to the neighbourhood. Not Woolworths or Coles, not Sportsgirl or Macdonalds.

As seen from Walker Street, Hampden Street has the appearance of a calm and quiet street with its line of heritage houses and island of trees at its centre. Those heritage homes sit against what was once a sandstone quarry and the development proposed will turn the area into a high rise gully with overshadowing at every quarter. Hampden Street is a narrow U-shaped street with only enough width for single traffic. The feeder street off Walker Street is similarly narrow. At the hub of the lower and upper levels of Walker Street sits the twin carparks of Wilsons Car Park and the Belvedere Building's car park. A little further up we have the car park entrance for Century Plaza and there is of course traffic from Berry Street cutting across to Hampden. All of which make for a significant manoeuvring and especially in the 8:00-10:00 am timeslot provides a potential for major accidents. And for myself, as a lowly pedestrian, I need a few extra lives especially when the garbage truck move through leaving pavements cluttered with bins. They are doing their job but it doesn't help me when forced onto the road with traffic ploughing toward me.

In this small area we have a number of new apartment buildings along Miller Street, the major Aqualand Project at 168 Walker Street is currently under construction which comprises four high rise residential towers, 22 stories high, 415 apartments and 375 car spaces. There is also the new train station tower as well as a few other sites earmarked for development. There is no merit to the current residential buildings in the proposed site but there is certainly no merit in the current proposal which we believe that the developer, Avenor Pty Ltd have cynically ignored North Sydney Council advice and gone to the NSW Planning Council. This effectively leaves the owners and residents of this precinct little opportunity to defend themselves against this development proposal. The development proposal is simply outrageous and will be extremely detrimental to the existing owners and residents surrounding this precinct. The management of traffic alone will be a nightmare as those current residents of Hampden Street are left isolated with access street becoming impossible. We have already been significantly impacted by dust and constant noise from

the light rail sites and the Aqualand site. I wonder in fact whether living in such an environment has impacts upon mental health.

Specifically objections include:

- 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=E2=80=99 and will not that a reasonably high level of residential amenity achieved and maintained.
- Contrary to the provisions of NSDCP 2013 in relation to residential 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.
- Does not adequately demonstrate that it will not result in excessive overshadowing of adjoining dwellings.
- The traffic information submitted does not adequately demonstrate that the proposal will not have an adverse impact on the local traffic network. In addition, the previous and current proposal does not take into consideration the new development at 168 Walker Street, future development as outlined the re-zoning and North Sydney CBD and the ward as well as the current traffic generated from parents dropping off children at the Wenona School, Walker Street.
- 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 applicants public benefit offer is reasonable.
- We have a number of non-resident owners who would have had little opportunity to consider and respond to such a significant and important issue and, as a result, are denied their opportunity to be part of this process.

I hope that the Sydney North Planning Panel understand that I am not opposed to development but I can see no way that this submission is acceptable. I do not wish to see the area degenerated into mediocre cliff of concrete with people vying for parking spots and inadequate consideration given to those who live here and made their lives in North Sydney.

I clearly wish to state that I OBJECT to the proposal. I object on the basis of all issues raised above and simply stated that it is a gross overdevelopment.

Yours sincerely

Jan Stevens

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