From:	Saeed Mirzakhani
To:	Plan Comment Mailbox
Cc:	"Natalie Szurminski"
Subject:	2020SNH005-North Sydney – PP_2020_North _004_00
Date:	Sunday, 8 November 2020 9:06:14 PM
Attachments:	image001.png image002.png image003.png image005.png image007.png
Importance:	High

Dear Sir / Madam

Re: 2020SNH005-North Sydney – PP_2020_North _004_00

I am the owner (along with Ms Natalie Szurminski, in copy) of lot 3 at the heritage-listed complex at 185 Walker St, North Sydney (known as "The Manors on Walker") .

I strongly object to the proposed development amendments for 173-179 Walker Street and 11-17 Hampton Street. As owners and residents of North Sydney we understand the need to provide additional mixed use of residential and commercial buildings to meet growth and employment targets within the North Sydney CBD. We have been working closely with North Sydney council with the short and long term planning strategy for the area, and in principle we understand the planning process to meet these targets. A good example is the precinct from Walker Street to Maclaren up to Miller, down to Berry then along to Walker Street, where within the Council's planning process they identified a number of buildings that can be developed within the council's RL guidelines.

Against North Council's advice to wait for the planning strategy to be finalised, we believe the developer, Avenor Pty Ltd, has decided to go directly to the NSW Planning Panel seeking approval. This effectively leaves the owners and residents of this precinct to defend ourselves 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 buildings at 88 Berry, and 195 Walker streets are good examples where North Sydney Council has worked with residents and developers to successfully deliver residential buildings that do not have an adverse effect on the residents east of Walker Street.

I am sure the NSW Planning Panel is aware that a number of high rise residential buildings have already been completed on Miller west of Walker Street. Another at 168 Walker Street is currently under construction. Four high rise residential towers, 22 stories high, 415 apartments and 375 car spaces. Within St Leonards and Crows Nest, there are significant completed and under construction residential & commercial complexes, all within easy access to the light rail.

Please note that we only received a the letter regarding the development (dated 26 October) recently. (that is, in the latter part of the first week of November). My objections include but are not limited to all of the points detailed within the independent report provided by Brett Brown, Director at Ingham Planning Pty, PP03_173-179_Walker_Street_11-17_Hampden_St (available on the North Sydney Council web site). More specifically my objections are;

- 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' and will not 'ensure that a reasonably high level of residential amenity ' is achieved and maintained.

- Contrary to the provisions of NSDCP 2013 in relation to residential flat 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.

- Not adequately demonstrate that it will not result in excessive overshadowing of adjoining dwellings. Our complex (The Manors on Walker) is in the process of researching alternative energy supplies as encouraged by both Local and the NSW government. With the original development, amendments and the development of 168 Walker Street, this is now not an option for our complex due to the reduced access to sunlight.

- Does not adequately demonstrate that it will not result in overshadowing of Doris Fitton Park.

- Loss of views, pleasant outlook and aspect from our complex. This is particularly relevant for our residents on the south side of the complex who currently enjoy a pleasant outlook, with the exception of the complex at 88 Berry Street (although a good example of what the maximum height should be) and 171 Walker Street. Most of those residents hang their washing on the balconies, which is detrimental to our aspect. That complex is an acceptable distance from our heritage listed complex. The new development and proposed height increase is approximately 100 metres from our south border. That is to say, right on our door step. Again not only will our quality of living, aspect and views be adversely effected, we believe it will have a significant negative monetary value on each of the town houses within our complex. I note that this has not been taking into consideration or reviewed in any of the supporting documentation for this proposal.

- The benefits of the Special Provisions Design have not been adequately demonstrated.

- 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 "vision" for North Sydney CBD and the ward as well as the current traffic generated from parents dropping off children at the Wenona schoo***l*** (also in Walker Street) .

- Walker street, north of Berry *S*treet including West street is a "car park" from 7am till about 9am and remains heavy during the day. It is not unusual for our residents to be forced to not only wait over 5 minutes to exit our complex but to then sit idle for a considerable time on Walker street trying to get access to the freeway and North Sydney CBD. (For your information the light signals on the intersection of Walker and Berry have a green timer of 6 seconds for south bound traffic)***.***

- 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 applicant's public benefit offer is reasonable.

I note that the NSW planning Panels letter dated 28th October, (not delivered till a week later perhaps due to Australia's post logistical and delivery issues) provide a time frame of just 4 weeks. The delayed actual receipt of the correspondence effectively means only three weeks for residents to consider and respond to such a significant and important issue. I have also been made aware that not all the owners in our complex received the letter. There remains considerable doubt that all residents who will be affected have been made aware of this development and are therefore denied their opportunity to be part of this process.

In conclusion I **STRONGLY OBJECT to the amended proposal 2020SNH005 – North Sydney – PP_2020_NORTH_004_00 .**

Please don't hesitate to contact me if you wish to discuss the matter further.

Yours sincerely

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